

TOWN OF ACTON

Land Use Department

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To: The Town of Acton Board of Selectman
Date: November 7, 2018
From: Joyce Bakshi, Chair, Acton Planning Board
Subject: Acton Planning Board Update

In July, a sub-committee was formed to review and update Planning Board Bylaws; the last review being October, 1996. The sub-committee meeting dates were posted and open to the public. Over the course of three (3) meetings, a consensus was reached and the Sub-committee presented their suggestions to the full Board for more input. The Board concurred with the work of the Sub-committee and voted unanimously to ratify the 2018 Planning Board Bylaws as revised. You each have a copy of the outdated Bylaws and the 2018 revised Bylaws in your folder. See Attachments 1 and 2.

Board Members met with Paul Schaumacher, Southern Maine Regional Development Commission Representative, for guidance in reviewing and updating our Bylaws and how to approach reviewing and updating the Town Comprehensive Plan ensuring that no conflicts with the Zoning Ordinance exist. Please Note: This is NOT rewriting the Comprehensive Plan. The Board is following dated directives clearly stated in the plan; in many instances, review dates that are overdue by as much as 13 years. This is an on-going project with no end.

Board Members proposed four Zoning Ordinance Amendments which were passed by voters at the Annual Meeting, June 16th:

- Section 5.14.1.1, Additional Dwelling Units (ADU)
- Section 1.4.7 / 1.4.7.2, Non-Conforming Vacant Lots
- Section 5.9, Mineral Exploration and Mineral Extractive Industry
- Section 5.19, Timber Harvesting in Resource Protection Districts

The Board also reviewed the Subdivision Regulations and modified Article 3, Definitions, to correspond with State Criteria.

Attached is an inventory of accomplished actions from F/Y 2017/2018 thru F/Y 2018/2019 to date, a total of 27 actions. It takes the Planning Board anywhere from 6 weeks (3 meetings) to 4 months (8 meetings) plus, to approve an application. Public Hearings, site visits and appropriate sign-off by other agencies, i.e. State DEP, Fire Department, all add to the timeline. There are times we can approve Best Practical Location or Conditional Use Applications more quickly, that is the exception.

PLANNING BOARD ACTIVITIES F/Y 2017 / 2018

through F/Y 2018 / 2019 to Date

Actions taken by the Acton Planning Board July 1, 2017 through November 7, 2018

- Richard Bleakney, 971 Hopper Road, Map 235, Lot 011: Conditional Use Permit to establish an automotive repair facility in the Rural Zone;
- Emily Fullerton, 63 Eagle Road, Map 135, Lot 001: Best Practical Location Permit;
- Kate Johnson, 184 East Shore Drive, Map 149, Lot 084: Best Practical Location Permit;
- Jason Roy, 63 Stonewall Drive, Map 112, Lot 012: Best Practical Location Permit;
- Monarch Mountain Minerals, Route 109, Map 140, Lot 002: Modification to existing Conditional Use Permit;
- Adele Stewart, 174 34th Street, Map 153, Lot 034: Best Practical Location Permit;
- Steve and Pauline Perham, 820 Lakeside Drive, Map 117, Lot 025: Best Practical Location Permit;
- Richard Labore, 250 Milton Mills Road, Map 241-006-04: Conditional Use Application to establish a wedding venue;
- Nancy Maloney d/b/a Camp Bella Soul, 1813 H Road, Map 118, Lot 023-01: Conditional Use Permit to establish a space to conduct workshops;
- Shawn Glidden, 123 7th Street, Map 151, Lot 006: Best Practical Location Permit;
- Donato Tramuto, 159 Chipmunk Run, Map 118, Lot 042: Best Practical Location Permit;
- Robbie and Ellena Orr, 526 West Shore Road, Map 126, Lot 011 Best Practical Location Permit;
- Moose Pond Sand and Gravel Anderson Cove / H Road, Map 207, Lot 001: Conditional Use Permit Application for Mineral Extraction;
- Steve and Pauline Perham, 820 Lakeside Drive, Map 117, Lot 025: Best Practical Location Permit;
- Brett Martin, 1539 H Road, Map 120, Lot 006: Best Practical Location Permit;
- Van Hertel, Route 109 / Milton Mills Road, Map 241, Lot 006: application to establish a four-Lot Subdivision;
- Phil Plourde, 143 7th Street, Map 151, Lot 009: Best Practical Location Permit;
- Ann Riley, 604 West Shore Road, Map 125, Lot 028: Best Practical Location Permit;
- Joel and Janet Tessier, 1268 West Shore Drive, Map 121, Lot 028: Best Practical Location Permit;
- Arnie Martel, Buzzell Road Subdivision, Buzzell Road, Map 216, Lot 003;
- Donna Stadig, 67 Stewart Drive, Map 113, Lot 029, Best Practical Location Application;
- Richard Levesque, Hebo Hybo Road, Map 244, Lot 014, Conditional Use Application to Conduct Extraction;
- Jane and Dan Archambault, H Road, Map 224 Lot 015-01, Pine Ridge Campground Conditional Use Application;

- Paul and Bob Muse, 15 Muse Lane, Map 229, Lot 025, Conditional Use Application to establish a property maintenance and excavation facility;
- Randall and Lynda White, 171 Mountain View Drive, Map 131, Lot 025, Best Practical Location Application;
- David Lane, 19 Mountain View Drive, Map 131, Lot 011, Best Practical Location Application;
- Linda and Paul Levesque, 664 West Shore, Map 125, Lot 023, Best Practical Location Application.