

**ACTON PLANNING BOARD MEETING**

**January 15, 2009**

A. **ROLL CALL** – 7:00

Members present were:           Chip Venell – Chairman  
  Thomas Cashin – Vice Chairman  
  Yoli Gallagher  
  Randy Goodwin  
  James Fiske  
  Keith Davis – 1<sup>st</sup> Alternate

Members absent were: Larissa Crockett – 2<sup>nd</sup> Alternate

*Also present:* Michelle Rumney, secretary and Ken Paul, Code Enforcement Officer

B. **MINUTES**

**December 18, 2008** - A Motion was made and seconded to approve the Minutes of the December 18, 2008 Meeting as written. Davis/Gallagher – 3/2 (Abstention of Jim Fiske and Randy as they were absent from that meeting)

C. **UNFINISHED BUSINESS**

There was no unfinished business to come before the Board.

D. **NEW BUSINESS**

1. **Ken Paul for Best Possible Location for 170 Wilkins Rd (Ginns)**

The applicant plans a renovation/expansion within the allowable 30% expansion rule. Ken believes this is a grey area as far as whether it will require a best possible location or not. Best possible location is required when 50% of the value of the home is demolished or replaced or in the case of a new foundation. However, the applicants are only seeking to replace one wall of the existing foundation and repair another. The dwelling at its closest point to the water is 20'. A septic was installed in 1999 and sits behind the house not really allowing for the house to be moved further from the water without the need of blasting through ledge.

It is a consensus of the board that this does not require a best possible location permit as long as they are repairing and replacing only one wall. If their plans change after they get into it and decide to replace the whole foundation, they will have to come back to Ken with new plans.

E. **OTHER BUSINESS**

Letter received from Karen McManus in regards to property maintenance codes. Ms. McManus states in her letter that when the new zoning was created that the restrictions on trash in ones yard was omitted. The board reviewed previous ordinances and could not find where anything was omitted when creating the new ordinances. The chairman asks Michelle to draft a letter to Karen and ask her if she can show us where the ordinance changed and if it is the case that something got left out, and then we can address it. However, if what she is looking for is for a new ordinance to be created to add more restriction, her best course of action is to speak to the Comprehensive Plan Implementation Committee as they are in the process of creating new ordinances to be presented in June at town meeting.

F. **ADJOURNMENT**

The Meeting was adjourned at 7:40 PM.

Respectfully submitted,

**Rumney,**

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**Michelle**