

ACTON PLANNING BOARD MEETING

June 18, 2009

A. ROLL CALL – 7:00

Members present were:

Chip Venell – Chairman

Thomas Cashin – Vice Chairman

Yoli Gallagher

Keith Davis

Larissa Crockett – 1st Alternate

Members absent were:

Randy Goodwin

David Jones- 2nd Alternate

Also present were Kenneth Paul, Code Enforcement Officer; Michael Gallo, applicant and William Palladino of “Wild Willey’s” and “The Shed”, applicant.

B. MINUTES

June 4, 2009 – A Motion was made and seconded to approve the Minutes of the June 4, 2009 Meeting as submitted. Gallagher/Crockett – Unanimous.

C. UNFINISHED BUSINESS

William Palladino - Wild Willey’s/The Shed – 1060 Route 109 - Conditional Use Permit for a Sign

Mr. Palladino submitted photographs of his proposed sign which will replace the existing sign at “Wild Willey’s” and “The Shed”. He indicated that the new sign will state “Willey’s Ale Room” and will be painted as indicated in the photographs. He explained there will only be two lights at the bottom to illuminate the sign which will be set on a planter, therefore, it will not extend to the ground. He stated the lights will be turned off when they are closed and will not be flood lights. He mentioned that the new sign will be shorter in height than the existing sign and will be constructed of marine plywood which will be carved and painted. To a question whether there will be a separate sign for the Martini Room, Mr. Palladino explained that he will be installing a lantern on a pole to call attention to that portion of the business. He stated he may install a 6” x 18” sign next to the door so that people can recognize it as an entrance to that area. He explained the layout of the interior of the building.

Ms Crockett felt that the sign was oppressive since the existing sign is more open. She also felt that it wasn’t in keeping with the rustic look of the existing sign.

Mr. Paul reminded the Board that Acton doesn’t have a sign ordinance, therefore, the only issue that can be addressed is the size.

To a question from Mr. Davis whether he would have a problem with a condition that there will be no further signs given that Acton doesn’t have a sign ordinance at this time and he is concerned about the volume of signs on the structure, Mr. Palladino advised he would have no problem with that condition of approval. He mentioned that he currently has a sign on the roof simply because it is difficult to identify the business unless a vehicle is very close to it.

A Motion was made and seconded to approve the new sign for “Willey’s Ale Room” and “The Shed” with the condition that there be no additional signs greater than two square feet. Davis/Crockett – Unanimous.

D. NEW BUSINESS

Michael Gallo – Best Possible Location Permit for – Thrush Road - M127/L3

Mr. Paul advised that currently the structure is 36' from the water, 50' from the road and 8' from the side lot line. He mentioned that the new structure will be 65' from the water, 50' from the road and 13' from the side lot line. He stated that the house will be turned and moved slightly. A garage will be added and a new septic system will be installed, but there will be no new driveway. He stated with regard to the percentage figure that this proposal will be using, the architect will supply that information, but preliminary figures indicate that the applicant will be using approximately 29%. He felt that what is being proposed is a good option for the location. To a question from Mr. Cashin of where will vehicles park, Mr. Gallo advised there will be one vehicle in the garage and two in the driveway because the new septic system is utilizing almost all of the front yard. He mentioned no pumping system is required for the new septic system. He advised that the structure will be higher as it will be two stories and will be constructed on a poured concrete foundation. He stated currently the structure is a cottage, but will become a year round dwelling after the construction.

A Motion was made and seconded to approve the Best Possible Location Permit for M127/3 on Thrush Road as recommended by the Code Enforcement Officer as it meets all the applicable dimensional requirements. Davis/Gallagher – 4/1 - Abstention (Mr. Cashin as he came in during the review of the application).

E. OTHER BUSINESS

1. FEMA Workshop – Mr. Venell referenced a notice that there will be a FEMA workshop on Tuesday, June 23, 2009, in Kennebunk.
2. Sign Ordinance – To Mr. Venell's question of what was the status of the information that he was to provide on signage from other municipalities, Mr. Paul advised his secretary is in the process of obtaining that information. He mentioned that there were sign dimensions in the Acton Zoning Ordinance, but he determined they were removed in 1996 and he hasn't been unable to determine why. He mentioned that there was also Conditional Use Permit criteria at that time.
3. Comprehensive Plan Implementation Committee Update – To Mr. Venell's question of how close was the CPIC to another public hearing, Mr. Cashin, Chairman of that Committee, advised approximately two months. He mentioned that the Committee went over his suggestions with the Code Enforcement Officer regarding Articles 1 through 4 and they have been addressed in the revisions to those sections. He advised that a document should be ready for printing in a week or so and should be ready for distribution within two weeks.

F. ADJOURNMENT

The Meeting was adjourned at 7:55 PM.

Respectfully submitted,

ANNA M. WILLIAMS,
Recording Secretary