

## ACTON PLANNING BOARD MEETING

July 15, 2010

A. ROLL CALL – 7:00

Members present were: Keith Davis – Chairman Pro Tem  
David Jones  
Jessica Donnell – 1<sup>st</sup> Alternate (Voting in place of Mr. Venell)  
Arthur Kelly – 2<sup>nd</sup> Alternate (Voting in place of Mr. Cashin)

Members absent were: Chip Venell – Chairman  
Thomas Cashin – Vice Chairman  
Yoli Gallagher

Also present was Kenneth Paul, Code Enforcement Officer and John Nadeau.

B. MINUTES – No Minutes were approved.

C. UNFINISHED BUSINESS – There was no unfinished business to come before the Board.

D. NEW BUSINESS – There was no new business to come before the Board.

E. OTHER BUSINESS – There was no other business to come before the Board.

F. CODE ENFORCEMENT OFFICE BUSINESS

1. **Wilson Family Trust - Hickory Lane – 115/21 – Best Possible Location Permit** – Mr. Paul indicated the location of the existing structures on the photographs submitted. He explained the structure is less than 100', therefore, it will have to be moved back into one of the setbacks. He advised the property owner wishes to remove the structure and then replace it. He said the new structure will have the same footprint and will be the same size. He mentioned that the property owner doesn't wish to remove any of the vegetation for this project.

A Motion was made and seconded to approve the request of the Wilson Family Trust as submitted. Jones/Donnell – Unanimous.

2. **Gary Bergeron – 134 Fulton Road – 118/34 – Best Possible Location** – Mr. Paul explained that the applicant has just purchased the mobile home on the lot. He said anything moved or constructed on the lot will meet the required setbacks. He advised the new shed will be 12' x 16' and the mobile home is 36' x 8 with a 9' x 22' addition, therefore, the new shed structure will be approximately the same size as the addition.

He mentioned the State, under a new law, allows 80 square feet to be located within the 100' setback. He stated if the Board wishes, they can table this application until the applicant can be present. He said the lot is 1.6 acres and has a new septic system.

Mr. Davis felt there was an area to which the shed could be located and if the Board approved this request, they would be exceeding any other application they have reviewed in the past. He said the shed could be moved to the 100' line, therefore, he felt the applicant should come in to discuss this request with the Board.

Mr. Paul advised that the shed would be no closer than the existing mobile home and it could be located in the rear. He explained that a request for an 8' x 10' structure will not be reviewed by the Board, but doing so will make it necessary to remove the boat launch which is used by the entire neighborhood. He mentioned if that is done, the neighborhood residents could use one of the other boat launch facilities. He stated he is authorized to permit the moving of the shed behind the mobile home as an accessory structure. He advised this property is not located in wetlands. He explained that the mobile home is more than likely on blocks or stumps. He mentioned that the applicant thought about leaving the existing shed in its present location and remove the mobile home. He had suggested that the applicant remove the mobile home and move the new shed, but the applicant explained the reason for the removal of shed is because of its deteriorated condition.

A Motion was made and seconded to approve the removal of the mobile home with the addition and place a 12' x 16' shed no closer to the back setback as the mobile home is at this time. Donnell/Kelly – Unanimous.

H. **ADJOURNMENT**

The Meeting was adjourned at 7:20 PM.

Respectfully submitted,

*ANNA M. WILLIAMS*

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ANNA M. WILLIAMS,  
Recording Secretary