

ACTON PLANNING BOARD PUBLIC MEETING

DATE October 20, 2011

ROLL CALL – Meeting began at 7:20 pm

Members present were: Chip Venell – Chairman
 Thomas Cashin – Vice Chairman
 Jessica Donnell
 Yoli Gallagher
 Arthur Kelly
 Robert Smith – 2nd Alternate

Members absent were: Bob Kane – 1st Alternate

Also present were: Kenneth Paul, Code Enforcement Office and Linda Capristo, Recording Secretary,

MINUTES – **Approval of August 18, 2011 minutes.** Motioned by Mr. Cashin to accept as written, seconded by Mr. Kelly – Unanimous Vote.

Code Office – Best Possible Location – Garage - Joyce Borkowski, 70 33rd Street – Map 154-016

1. Demo Multi-Use Garage – replace w/pre-built.
2. Relocate Septic Chambers on expanded space by demo and new garage construction.

Mr. Paul said we are looking at the garage on 33rd Street, off of Tattle Street. The owner, Joyce Borkowski would like to demo and replace the existing with a pre-built building. Mr. Venell asked if the little cottage was included and Mr. Paul stated it is attached to the garage and will be demoed. Mr. Paul said it is currently 14 feet from the centerline of the road now, out behind it is all straight ledge sticking out of the ground and beyond that is Shapleigh. Mr. Venell asked if she owned in Shapleigh or is her property all in Acton. Mr. Paul said she owns in Shapleigh but it is on the other side of the street. Mr. Venell asked what Mr. Paul's recommendation is. Mr. Paul said garage in same spot, no kitchen or anything, no dwelling unit. Mr. Kelly asked if there is a bathroom and Mr. Paul responded yes. Mr. Venell asked if there is still going to be a septic hook-up. Mr. Paul said a brand new septic. Mr. Venell said so the whole thing is not considered a residence because of no kitchen. Mr. Paul reiterated as long as there is no kitchen, it is not consider a dwelling unit. Ms. Donnell asked what are they are calling it. Mr. Paul said a garage with game room. Mr. Venell asked what is considered a kitchen-legally. Mr. Paul responded a fully functional kitchen is a sink, stove, and refrigerator. Although, they could always have a mini-fridge and a microwave, I just write it on the permit "no dwelling unit". Ms. Donnell asked if we get a lot of people do this. Mr. Paul said quite often the people on the water look for where they can put overflow. He continued by saying we were going to address it in the zoning ordinance as bunkhouses; address it, call it something, define it and permit it. Mr. Paul continued by saying his personal opinion is as long as a school bus isn't stopping there, he doesn't see a problem with it. If it becomes a second rental and not the occupants are not the owners then we'll address it. The septic design is for three bedrooms, two of which are in the original building and one will be above the garage. Mr. Cashin motioned to accept Mr. Paul's recommendation, Mr. Kelly seconded – Unanimous Vote.

NEW BUSINESS – Proposed Stormwater Management Ordinance – Review Section 1

The Board reviewed and discussed Section 1 of the proposed ordinance provided by FB Environmental. The document was prepared by Jen Jespersen and Forrest Bell of FBE as well as Derek Sowers of UNH. Language was used from the Town of China, ME LID Ordinance and China, ME Phosphorus Ordinance. Materials and references were based on the feedback from the Steering Committee, and the New Durham, NH Stormwater Ordinance were used as a template/guide to develop the draft ordinance. Some references to NH Law were replaced with information pertaining to Maine standards. The secretary was asked to print some other references for the Planning Board which include Maine LID Manual and the Maine DEP BMP Handbook.

Mr. Cashin stated that he had spoke with Linda Schier (AWWA) who is available to anyone. She is more than willing to conduct a field trip on either October 29th or November 5th at 11a.m on Langley Shores Drive on Great East Lake, this is one of the more critical areas of development which is problematic in terms of the issues we are trying to address. Some of the needs are existent and in need of remedy and preventive measures before things get out of hand or costly to the Town. Mr. Venell said that a lot of that is pretty much covered by anyone putting up anything new and certainly when there is a change, or when we are called in for BPL with anything in Shoreland within 100 feet, more impervious areas being added. How they can mitigate this, we have them go through and talk sometimes to YCSD. There are problems down their certainly but these are problems in the past. Mr. Cashin said that if anyone is interested, Ms. Schier is willing to conduct it on October 29th or the November 5th. Mr. Venell asked if she was going have specific home owners involved. We can't go on anyone's property. Mr. Cashin replied she knows that, she would be using this as a case study and would be useful for our Town. Being site, looking at something with problems is best to get your arms around. Mr. Venell said anything that has a problem now is going to stay a problem until they come in for a new permit of some sort. Mr. Cashin said it is not intended to address existing problems other than what you raised before like when Mr. Paul visits BPL. It was decided to hold a site walk with Ms. Schier on October 29, 2011 at 11a.m. and to notify the public. Anyone interested in meeting with Ms. Schier on October 29 should meet at the Buzzell Road and Youngs Ridge at the School House.

UNFINISHED BUSINESS – No new business.

ADJOURNED – 8:25 pm