

ACTON PLANNING BOARD PUBLIC HEARING

DATE April 26, 2011

ROLL CALL – Meeting began at 7: 05 pm

Members present were: Chip Venell – Chairman
Thomas Cashin – Vice Chairman
Jessica Donnell
Arthur Kelly
Robert Smith – Alternate
Gavin Maloney – Alternate

Members absent were: Yoli Gallagher
Also present were: Kenneth Paul, Code Enforcement Office, Bonnie Pike, Deb and Bob Anderson

PUBLIC HEARING: Conditional Use Application

Bonnie Pike, Independent Dental Hygienist, Acton Family Dental, 2 Young’s Ridge Road, Map 138-025, (Formerly Countryside Corner): The meeting was opened. Chip Venell excused himself because of a conflict.

Ms. Pike opened by expressing that she wants to increase access to dental care in the area. It’s a hygiene practice not a dentist. There will be no hazardous waste.

There were no questions from the public.

The Planning Board had very few questions because they had been introduced to the project on April 5, 2012 meeting. Asked about parking, Ms. Pike responded that she can only see one person at a time.

When asked about septic, Ken Paul said everything is fine for now with one chair being installed. The situation will have to be re-evaluated as the business grows and more chairs are installed. Ken suggested that when the time comes they can attach a water meter to the existing septic and evaluate the future need.

Signage? Ms. Pike is replacing the existing with something similar only with her name and the name of the practice.

Setbacks? The structure footprint is not changing. A second floor cannot be built on this structure.

It was determined that the Planning Board should conduct a **finding of fact and vote on the Conditional Use Permit**. Motion was made by Tom Cashin and Bob Smith 2nd. It was determined the Board would vote on each item individually. Based on the questions in the Zoning Ordinance 6.6.3.7 Standards, the results are as follows:

- | | | |
|----------------------------|---------------------------------------|--------|
| a. yes will not be adverse | f. yes* | k. na |
| b. na | g. na at this time | l. yes |
| c. yes consistant | h. na no changes to outside structure | m. na |
| d. yes | i. na | |
| e. na | j. yes* | |

*f. Will there be a dumpster? No. Ms. Pike will use the local land fill. Waste is mostly paper products. There is nothing toxic. The x-rays are digital.

*j. Average water usage is literally 1 quart per visit.

Conditions:

- 1) When business is ready to expand, signified by the addition of a new employee, the septic will be re-evaluated using a meter to determine whether an expansion is required. Ms. Pike is allowed to have up to three additional employees.
- 2) Ms. Pike, or the State, is to contact Ken when she receives State approval for her x-ray machine.
- 3) Hours of operation: 8am to 8pm, Monday – Friday. 8am to 12 noon, Saturday.

The Board elected to grant the Conditional Use Permit with conditions as described. Motion was made by Tom Cashin , Bob Smith 2nd .

OLD BUSINESS:

Site walk scheduled for Monday, May 7th. The Board was reminded of the site walk triggering discussion. It was once again discussed that a variance to move the structure back further within the road set back would not be granted. There were some questions regarding the site being marked. The CEO gave the Board details they would need to visualize proposed work on the site. The Septic will zig-zag down the hill around obstacles and will be dug by hand. The new structure in question will be located directly behind the location of the existing structure. Although the contractor was out of town at the time Ken answered trees could probably be taped if necessary by the time of the walk.

MINUTES : No minutes were reviewed

ADJOURNED – 8:45 pm