

ACTON PLANNING BOARD

Meeting Minutes

DATE: September 18, 2014 (approved 10/2/2014)

ROLL CALL:

Members present: Chip Venell – Chairman
Tom Cashin – Vice Chairman
Jessica Donnell
Yoli Gallagher
Arthur Kelly
Gavin Maloney – Alternate
Robert Smith – Alternate

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia DeBoer, Video Recorder; John Hutchins, Corner Post Land Surveying; Joanne Cavanaugh, Joy & Hamilton Architectures; Sherry DelSesto, Geoffrey DelSesto

1. **September 4, 2014 Minutes:** Motion by Ms. Gallagher, seconded by Mr. Cashin to accept the minutes as written. The motion passed unanimously.
2. **Old Business:**
 - **Geoffrey and Sherry DelSesto, 1 Rafferty Drive, Map 113, Lot 018:** Best Practical Location Application requesting to raise structure, build foundation under existing building, construct additions, remove existing addition.

The Chairman stated the Mr. Smith would vote in place of Mr. Kelly who was unable to attend the sitewalk conducted on September 9, 2014. Motion by Mr. Cashin to approve the application as submitted with enhanced erosion control. The motion failed for lack of a second.

After discussion regarding the practicality of relocating the structure and how the area would be impacted by the move, the motion was made by Mr. Cashin to accept the application as submitted; seconded by Mr. Maloney. The motion failed 1 – 3.

Motion by Mr. Smith that the application be approved with the stipulation that the house be relocated no less than 44' from the high-water mark of the shoreline and with the condition that the Board retain the ability to revisit this issue if a serious impediment to the move is experienced. Ms. Donnell seconded the motion, which passed 3 – 1.

- **Reconsideration of William & Denise Hanson, 202 East Shore Drive, Map 149 / Lot 081** Best Practical Location Application, approved at the meeting of August 7, 2014: The original plan for the proposed structure failed to include the stairs and a landing which creates a 5' side setback. The Code Enforcement Officer was asked if he recommends approval of this modification; he responded that he does based on the fact that it is an improvement over the existing situation. The motion was made by Mr. Kelly and seconded by Ms. Donnell to accept this recommendation. The motion passed unanimously.
- **Ash Cove Construction, Route 109, Map 149, Lot 002, 12th Street Acres Subdivision:** Mr. Hutchins explained that a plan to mitigate water runoff from the house lots into the roadway has been addressed by designing the driveways so that water would drain to a swale.

After determining that all requirements outlined in the Ordinance for submitting a Subdivision Preliminary Plan have been met by the applicant, Mr. Cashin made the motion to accept the plan as submitted and to schedule a public hearing on October 16th. The motion was seconded by Ms. Donnell. The vote was unanimous.

- **Review of Stormwater Management Amendments Draft:** Because the meeting was running late, this topic was tabled until the meeting of October 2, 2014.

3. **New Business:**

- **Review of Resource Protection Criteria:** Mr. Paul requested that Board Members consider recommending an amendment to the Zoning Ordinance allowing the Planning Board to approve permits for single family residential structures in the Resource Protection District under certain conditions. This subject will be raised at a future meeting.

4. **Adjournment:** The meeting adjourned at 9:10 p.m.