

ACTON PLANNING BOARD

Meeting Minutes

DATE: December 18, 2014 (approved 1/8/2015)

ROLL CALL:

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

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia DeBoer, Video Recorder

The meeting was called to order at 7:04 p.m. by Chairman, Chip Venell.

Approval of the Minutes of the Meeting of December 4, 2014: The motion was made by Mr. Cashin and seconded by Mr. Kelly to accept the minutes as written. The motion passed unanimously.

Old Business:

Review Proposed Resource Protection Amendments: After discussion, consensus of Board Members was that the following proposal be presented to the Public Hearing scheduled for January 15, 2015:

4.2.2.6 SPECIAL EXCEPTIONS – The Planning Board may approve a Conditional Use Permit for a single family residential structure and any accessory structures in the Resource Protection District, outside of the Shoreland Zone, provided that the applicant demonstrates that all of the following conditions are met:

- a. There is no location on the property, other than a location within the Resource Protection District, where the structure can be built.
- b. The lot on which the structure is proposed was established and recorded in the York County Registry of Deeds before the adoption of the Resource Protection District (9/29/2011).
- c. All proposed buildings, sewage disposal systems and other improvements are:
 1. Located on natural ground slopes of less than 20%; and
 2. Located outside of 75 feet, horizontal distance, of a stream or upland edge of a wetland
- d. The total ground-floor area of all principal and accessory structures within the Resource Protection Buffer is limited to a maximum of 1,500 square feet.

Adjournment:

The meeting adjourned at 8:51 p.m.