

**ACTON PLANNING BOARD**  
**Meeting Minutes**

**DATE:** April 16, 2015 (approved 5/7/2015 with modifications)

**ROLL CALL:**

Members present: Tom Cashin – Vice Chairman  
Jessica Donnell  
Yoli Gallagher  
Art Kelly  
Gavin Maloney – Alternate  
Bob Smith - Alternate

Members absent: Chip Venell – Chairman (excused)

Also present: Brenda Charland, Recording Secretary; Virginia DeBoer, Video Recorder; Dr. William Williams, Nancy Ruma, Joe Ruma, Dick Neal

The meeting was called to order by the Vice-Chairman at 7:06 p.m.

**Public Informational Session:** The Vice-Chairman opened the meeting with an explanation of the different proposals. He stated that the Board of Selectmen requested the Planning Board to review the two-acre resource protection buffers. Planning Board members proposed revisions that would allow property owners with lots within Resource Protection areas outside of the Shoreland Zone to apply for conditional use consideration under certain circumstances. He pointed out that no activity could take place within seventy-five feet of wetlands.

Dr. William asked how many people have approached the Board of Selectmen for abatements based on Resource Protection limitations. Mr. Kelly stated that the issue is that some people purchased their property prior to the zoning change; it is still not apparent how many. Mr. Cashin replied that the Selectmen have reported that numerous property owners have received abatements due Resource Protection limitations; which would cause serious budget issues. The Vice Chairman stated that the Chairman of the Board of Selectmen and the CEO met with the town Assessor and according to Mr. Cashin, it was determine that fifteen abatements have been requested since the inception of Resource Protection limitations, September 29, 2011 to the present date. All fifteen requests were approved, however, none were based on Resource Protection limitations.

Mr. Cashin explained that with the Selectmen's proposed Resource Protection definition modification, wetland areas outside of the Shoreland District will revert back to state standards. Ms. Donnell explained that wetlands of less than ten acres that are not contiguous to the great ponds will no longer be designated as Resource Protection.

**Approval of the Minutes of the Meeting of April 9, 2015:** The motion was made by Ms. Gallagher and seconded by Mr. Smith to accept the minutes as written. The motion passed unanimously.

**Old Business:** None

**New Business:** None

**Other:** None

**Adjournment:** The meeting adjourned at 8:15 p.m.