

# **ACTON PLANNING BOARD**

## **Meeting Minutes**

**DATE:** June 18, 2015 (approved July 18, 2015)

**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: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia DeBoer, Video Recorder; Brian Bustead, John Hutchins and Joe Stanley, Line Pro Surveying; Dale Barrows; Tom Gore

The meeting was called to order by the Vice Chairman at 7:01 p.m.

Approval of the June 4, 2015 Minutes: The minutes were approved as presented.

**Old Business:**

- Brian Bustead, 724 13<sup>th</sup> Street, Map 142, Lot 029, applying to demolish existing structure and rebuild on existing foundation in the Shoreland Zone: Motion by Mr. Kelly, seconded by Ms. Gallagher, to allow the applicant to build on the existing foundation allowing one foot for roof overhang. Motion passed 3-1-1.
- Paul and Vicki Reid, 160 Red Gate Lane, Map 119, Lot 008, applying to build retaining walls in the Shoreland Zone: Motion by Ms. Gallagher, seconded by Mr. Kelly, to approve the application with the conditions that the area in front of the wall be revegetated and a railing be installed along the top of the wall. Motion passed unanimously.

**New Business:**

- Joe Stanley, Line Pro Surveyors, re C. A. Plante and Sons, Map 230, Lot 006, pre-sketch subdivision plan for Nason Farm Subdivision: The applicant is requesting to establish a ten-lot cluster subdivision with about fourteen acres designated as open space. An application will be submitted prior to the July 2<sup>nd</sup> meeting so that a site walk can be scheduled.
- Elwin Swicker, 49 Sunset Boulevard, Map 119, Lot 032, Best Practical Location application to demo existing 8' x 10' shed and construct a 10' x 12' shed in different location, within the Shoreland Zone: motion by Mr. Kelly, seconded by Ms. Gallagher, to approve the application based on the CEO's recommendation that the shed be constructed 17' and 28' from the shorelines of the peninsula. The motion passed unanimously.

**Other:**

- Discussion of Little Red Schoolhouse proposed amendment to the Zoning Ordinance: Ms. Barrows requested that Planning Board members reconsider their vote on the application to repair the damage sustained by the Schoolhouse. Motion by Mr. Kelly, seconded by Ms. Donnell, to table the subject. The motion failed 2-2-1.

The motion was made by Mr. Maloney to recommend that the petition be moved forward because it is not in conflict with the Comprehensive Plan, Mr. Kelly seconded the motion. Mr. Kelly voted aye; Ms. Gallagher, Mr. Smith and Ms. Donnell voted nay. Mr. Maloney abstained. The motion failed.

Ms. Donnell made the motion to recommend that the petition be moved forward because it is not addressed in the Comprehensive Plan. Mr. Kelly and Ms. Donnell voted aye; Ms. Gallagher and Mr. Smith voted nay. Mr. Maloney and Mr. Cashin abstained. The motion failed.

- Discussion of approved Resource Protection Articles amendments: Mr. Cashin asked members to give some thought to the consideration that Board Members have a voice in whether a conflict exists between the two articles and how to resolve the conflict if it does exist.

### **Adjournment**

The meeting adjourned at 9:20 p.m.