

ACTON PLANNING BOARD

Meeting Minutes

DATE: August 6 2015 (approved August 20, 2015)

ROLL CALL:

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

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia DeBoer, Video Recorder; Ed Walsh, Selectman; Chip Venell, Liaison; Tom Gore; William Williams; Mary Gannon, Blain Beck; Peter Beck; Paul Poyant; Darlene Ham, Kevin Ham

Approval of Minutes, July 23, 2015: Motion by Mr. Kelly, seconded by Mrs. Gallagher, to approve the minutes as written. Motion passed 5-0.

Old Business:

- Darlene Ham, applying for a Conditional Use Permit to host events at 231 Blueberry Hill Farm Road, Map 260-014. Board Members reviewed section 6.6.3.7 of the Acton Zoning Ordinance, Standards Application to Conditional Uses and found the following:
 - a) Use will have no adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat - *N/A*
 - b) Use will conserve shore cover and visual, as well as actual, access to water bodies – *N/A*
 - c) Use is consistent with Comprehensive Plan - *Yes*
 - d) Traffic access meets standards contained in Ordinance/traffic congestion addressed in accordance w/Ordinance performance standards - *Yes*
 - e) Site design conforms w/all municipal flood hazard regulations – *N/A*
 - f) Adequate provision for disposal of wastewater/solid waste - *Yes*
 - g) Adequate provision for transportation/storage/disposal of hazardous materials are made. - *Yes*
 - h) A storm water drainage for 25 year storm w/o adverse impact on adjacent properties are designed – *N/A*
 - i) Adequate provisions to control soil erosion/sedimentation – *N/A*
 - j) There is adequate water supply for demands of proposed use and fire protection purposes- *Yes*
 - k) Provisions for buffer strips/on-site landscaping adequately protect abutting properties from detrimental features of development (such as noise/glare/fumes/dust/odor/etc.) - *Yes*
 - l) All Ordinance performance standards applicable to proposed use will be met - *Yes*
 - m) Archeological/historic resources designated in the Comprehensive Plan will be protected – *N/A*

Mr. Casin made the motion, seconded by Ms. Donnell, to approve the application subject to the following conditions:

1. Maximum patron capacity will be limited to 150 guests;
2. Fire protection mats will be installed under all cooking devices;
3. No fireworks displays will be presented;
4. Music decibel will be lowered to 85 at 10:00 p.m.
5. An approved traffic control plan will be followed at the closing of each event;
6. No unpermitted fires are allowed;
7. Approved portapotties will be available to guests and staff;
8. Facility owners accept responsibility for the safety of guests and staff.

The motion passed 5 - 0.

- C. A. Plante and Sons, Nason Road, Map 230, Lot 006, Nason Farm Subdivision: Mr. Paul distributed updated sketch plans for the cluster subdivision to be considered at the next meeting.

New Business: Best Practical Location: David Upton, 106 Grandview Road, Map 110, Lot 021 – Applying to expand an existing structure on concrete piers within the 30% expansion criteria - Mr. Paul advised that there is no possibility of relocating the structure; the house is in the best practical location. A new septic will be installed. The addition is on the road side of the building. Motion made by Mr. Kelly, seconded by Mr. Cashin, to approve the application as presented. The motion passed 5-0.

Other: none

Adjournment: the meeting adjourned at 8:55 p.m.