

ACTON PLANNING BOARD

Meeting Minutes

DATE: October 15, 2015 (approved November 5, 2015)

ROLL CALL:

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

Members Absent: Art Kelly (excused)
Walter Scott - Alternate (excused)

Also present: Ken Paul, CEO; Virginia DeBoer, Video Recorder; Joe Stanley, Line Pro Surveying; Bill Plante, C.A. Plante and Sons.

The Chairman convened the meeting at 7:00 p.m.

Approval of Minutes

October 1, 2015: Motion by Yoli Gallagher, seconded by Jess Donnell, to approve the minutes as written. The motion passed 5-0.

New Business: None

Old Business:

- Joe Stanley - Nason Farm Subdivision, C. A. Plante and Sons, Nason Road, Map 230, Lot 006: Board Members reviewed the report submitted by Southern Maine Regional Planning Commission, dated October 8th, outlining that agency's recommendations. Consensus was that the property owner and Mr. Stanley will review the document and return with responses. Some of the subjects discussed:
 - **The depth of the road:** the plans call for 16"; 18" of gravel is required. Mr. Plante assured Board Members that the final grade will exceed the requirement.
 - **Building locations:** septic systems, which generally influence the location of the structure, must be located at least 100' from the wells, so the plan is to install them in the front of the buildings. Mr. Stanley stated that this point will be addressed and resolved by the next meeting.
 - **Recommendation of two test sites for septic:** Mr. Plante expressed concern regarding requiring a backup location for septic systems stating that generally, replacement systems are installed where the failed system existed so a backup location is unnecessary.
 - **Recommendations regarding waiver requests:** Joe Stanley stated that he will review the waiver recommendations and return to another meeting with responses.
 - **Drinking water quality:** Consensus was that a letter of water quality experience could be provided by a well drilling company. It was noted that the responsibility of the well water quality is the responsibility of the builder more than the developer.
 - **Widening Nason Road:** Mr. Stanley noted that the width of the town's right of way is in excess of 49', though the actual pavement is 20'.

- **Lot #1 driveway:** Mr. Stanley suggested that noting the site distance for the driveway on the plans might be helpful in determining safety.
- **Common area:** Discussion was based on ownership and caretaking: would it be transferred to a land trust or would it become the property of the subdivision association. It will be necessary to keep the area around the pond clear for drainage and maintain the passageway from Nason Road into the common area.

Other Business: Vice Chairman, Tom Cashin, reported that he will be absent from meetings for an extended period of time because of an upcoming surgery and recovery.

Adjournment: Motion by Yoli Gallagher, seconded by Tom Cashin, to adjourn the meeting at 8:25 p.m. The motion passed 5-0.