

# ACTON PLANNING BOARD

## Meeting Minutes

**DATE:** February 18, 2016 (approved April 7, 2016)

**ROLL CALL:**

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

Absent: Jessica Donnell (excused)  
Leslie Berlan, Alternate

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia DeBoer, Video Recorder; Joe Stanley, LinePro Surveyors; Kelly and David Page

The Chairman convened the meeting at 7:00 p.m. and declared a quorum.

**Approval of the Minutes**, February 4, 2016: Motion by Yoli Gallagher, seconded by Jessica Donnell, to accept the minutes as written; the motion passed 5-0.

Tom Cashin asked Ken Paul if the Monarch Mountain facility on Route 109 might generate increased traffic. Mr. Paul responded that the nature of the operation indicates that there should be minimal trucks entering the site.

**New Business:**

**Best Practical Locations:**

- **Kelly and David Page, 384 East Shore Road, Map 149, Lot 047:** applying to construct support under the existing structure. Joe Stanley, representing the applicants, explained that the property owners are seeking to raise the existing structure and replace the posts with a support system. Ken Paul stated that the project triggers a Best Practical Location consideration, however, based on the location of the septic and considering the site contours, his opinion is that the structure is in the best location for the property. He also noted that there will be no tree removal and that the deck and possibly the patio will be removed. The property owners will also install an updated chamber septic system.  
  
Motion by Tom Cashin, seconded by Yoli Gallagher, to approve the application without relocating the structure with the conditions that the deck is removed, that the area where the patio is removed is revegetated, that a drip line trench is installed and that all erosion mitigation efforts are taken. The motion passed 5-0.
- **George and Dawn Madden, 1342 West Shore Drive, Map 121, Lot 022:** applying to demolish and replace the existing structure with a 988 square foot building: Joe Stanley

distributed a sketch of the site showing the proposed relocation. Ken Paul explained that the current structure is right on the shoreline; the replacement structure will be turned and will be at least fourteen feet from the waterline.

Motion by Skip Scott to approve the application with the condition that the new structure be relocated to at least fourteen feet from the waterline and that all erosion mitigation efforts are taken. The motion failed for lack of a second.

Motion by Yoli Gallagher, seconded by Skip Scott, to approve the application with the condition that the new structure be relocated to at least fourteen feet from the waterline and with the condition that all erosion mitigation efforts are taken. The motion passed 4-0-1 (Gavin Maloney abstained).

- **George and Karyn Hubbard, 210 East Shore Drive, Map 149, Lot 077:** applying to demolish and rebuild the existing structure within the 30% allowance in the same footprint. Ken Paul informed Board Members that the existing building is twenty-four feet from the center of the road and sixty feet from the waterline so relocation is not possible. The septic system will be replaced.

Motion by Yoli Gallagher, seconded by Skip Scott, to approve the application with the condition that all erosion mitigation efforts are taken. The motion passed 5-0.

- **March Planning Board Meetings:** The Chairman informed the Board that he will be away through the month of March.
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**Old Business:** None

**Code Enforcement:** None

**Other:** None

**Adjournment:** The meeting adjourned at 8:03 p.m.