

# Town of Acton, Maine

## Planning Board Meeting

### MEETING MINUTES

**DATE:** June 1, 2017 (approved June 16, 2017)

**ROLL CALL:**

Members Present: Bob Smith – Chairman  
Tom Cashin – Vice Chairman  
Yoli Gallagher  
Gavin Maloney  
Leslie Berlan, Alternate

Members Absent: Skip Scott (excused)  
Lincoln Marston, Alternate (excused)

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia Deboer, Video Recorder; Jim Fiske, Tom Harmon, Charlie Goodstein

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

**Approval of Minutes:**

Moved by Leslie Berlan, seconded by Gavin Maloney, to approve the Minutes of the Meeting of May 18, 2017 as written.

Bob Smith noted that regarding the Standards Applicable to the Conditional Use application submitted by Charlie Goldstein, d/b/a Moose Pond Sand and Gravel, he had marked both Standards h and j as "yes" in his notes instead of N/A as reported in the Minutes. Consensus of Board Members was to mark both of these Standards as "yes" the project does meet both standards.

Mr. Smith also noted that regarding the Standards Applicable to Conditional Uses for Jim Crowley's application for a Conditional Use Permit, he had, again, marked both Standard h and j as "yes" in his notes instead of N/A as reported in the Minutes. Consensus of Board Members was to mark both of these Standards as "yes" the project meets both standards.

The motion to accept the Minutes of the Meeting of May 18, 2017 as revised passed 5-0.

**Old Business:**

- **Moose Pond Sand And Gravel Conditional Use Permit Application for Mineral Extraction, Anderson Cove / H Road, Map 207, Lot 001:** Board Members reviewed the plans submitted by Charlie Goodstein and requested that the final plans include the following stipulations:
  1. #1 of the Operation Notes should state a bond in the amount of \$15,000;
  2. Section F of the Reclamation Notes - remove "over the course of four years" and replace it with "at a rate of 2.5 acres per year";
  3. Section H of the Reclamation Notes include "trees will be spaced 20' x 20' on center"
- **Van Hertel Four-Lot Subdivision Application, Route 109 / Milton Mills Road, Map 241, Lot 241:** The Chairman reminded Board Members that a Public Hearing is scheduled for Thursday, June 15, 2017. Ken

Paul reported that he received a Conditional Use Application from a prospective buyer of the lot on Milton Mills Road to establish a wedding venue on that site.

**New Business:**

Denise and David Pepin, 97 Thrush Road, Map 127, Lot 001: Jim Fiske, representing the applicants, explained that the property owners are applying to demolish the existing structure, which is forty feet from the shoreline and to rebuild a 3500 square foot structure fifty-two feet from the shoreline. The road will be relocated about ten feet in order to establish the front setback requirement of fifty feet from the center of the road.

Moved by Tom Cashin, seconded by Yoli Gallagher, to approve the application to demo the existing structure and construct a new building with the conditions that all effective stormwater mitigation practices are used and that the area of the original building is revegetated. The motion passed 5-0.

Roseanne Morin / Thomas Bailey, 155 Eagle Road, Map 135, Lot 008: the property owners are applying to construct a bath house on the site across the street from their primary residence. There will be no bedrooms; the structure will hook up to the existing septic system.

Moved by Tom Cashin, seconded by Yoli Gallagher, to approve the application to building a non-living bath house with the condition that all effective stormwater mitigation practices are used and that the area of the original building remaining after the construction is revegetated. The motion passed 5-0.

**Adjournment:** The Chairman adjourned the meeting at 8:20 p.m.