

Town of Acton, Maine

Planning Board Meeting

MEETING MINUTES

DATE: July 20, 2017 (approved September 7, 2017 with modifications)

ROLL CALL:

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

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia Deboer, Video Recorder; Nancy Maloney, Joyce Bakshi, Richard Labore; Andrea Brown

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

Approval of Minutes:

Moved by Gavin Maloney, seconded by Lincoln Marston, to approve the Minutes of the Meeting of July 6, 2017, as written. The motion 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:** Ken Paul noted that the applicant will provide an updated plan at the next meeting for signatures.

New Business:

- **Richard Labore, 250 Milton Mills Road, Map 241-006-04:** applying for a Conditional Use Permit to establish a home-based business to host indoor/outdoor events: Mr. Paul explained that the applicants are applying to use the property, consisting of eighty-five acres, for a wedding venue, though the DOT Driveway Entrance Permit is still pending and they have started a wetland delineation report. The applicant provided a preliminary report for review.

Mr. Labore explained that their idea is to construct a 50' x 70' open post and beam building, a small building to serve as a chapel, clear a field area, and establish a small orchard but keeping as much of the property as possible untouched. There are no current plans for a residence on the property but the expectation is to eventually live onsite.

The applicants expect to establish a venue not to exceed 249 people, probably more like 150-175 people. They feel that the proposed use offers low impact on the community yet provides opportunities for jobs, including music providers, caterers, photographers, etc. as well as supporting existing businesses.

Leslie Berlan expressed concern about overserving patrons who may be driving. The applicants responded that they plan to hire professional bar tenders who are experienced and will not be overserving.

Board Members scheduled a site walk to review the application on Thursday, June 27th at 7:00 p.m. and requested that flags be placed in the area where the proposed driveway crosses the delineated wetland.

- **Nancy Maloney d/b/a Camp Bella Soul, 1813 H Road, Map 118, Lot 023-01:** applying for a Conditional Use Permit to establish a workshop facility for artists: Mrs. Maloney explained to the Board that she currently owns a facility on her home site, 1725 H Road, Camp Bella Soul, LLC, that offers a camp experience to non-profits.

She stated that the lot next door came available and she now wishes to use the existing 35' x 40' structure, currently used for storage, as a workshop for "starving artists". The site is flat; parking, which will include handicapped access, is plentiful. Recently, the Acton Wakefield Watershed Alliance have already installed stormwater mitigation processes including a waterbar before the lake and access steps to the shore. The existing residence would be used for overnight workshop attendees. She expects that events would typically run 8:00 a.m. and no later than 8:00 p.m.

Board Members scheduled a site walk to review the application on Thursday, June 27th at 6:30 p.m.

- **Steve and Pauline Perham, 820 Lakeside Drive, Map 117, Lot 025:** applying for a Best Practical Location permit to demolish an existing structure, which is thirty-eight feet from the shoreline and rebuild a new structure within the thirty percent allowance fifty-four feet from the shore.

Moved by Yoli Gallagher, seconded by Leslie Berlan, to approve the application with the condition that all stormwater mitigation practices are followed including revegetating the footprint of the original building. The motion passed 5-0.

- **Brett Martin, 1539 H Road, Map 120, Lot 006:** applying for a Best Practical Location permit to demolish an existing structure, currently fifty feet from the shoreline and rebuild a new structure within the thirty percent allowance seventy-two feet from the shore.

Board Members discussed the extensive concrete that currently exists on site. In order to bring the property into the 20% impervious lot coverage limitation, seven hundred square feet of the existing concrete must be removed and revegetated. The property owner also agreed to removing an additional one hundred square feet of the existing boat ramp and establishing a vegetated buffer at the foot of the ramp.

Moved by Yoli Gallagher, seconded by Leslie Berlan, to approve the application with the conditions that all stormwater mitigation practices are followed including removing and revegetating seven hundred square feet of existing concrete and removing an additional one hundred square feet of the existing boat ramp and establishing a vegetated buffer at the foot of the ramp, for a total of eight hundred square feet. The motion passed 5-0.

Adjournment: The Chairman adjourned the meeting at 8:39 p.m.