

Town of Acton, Maine

Planning Board Meeting

MEETING MINUTES

DATE: November 16, 2017 (approved December 7, 2017)

ROLL CALL:

Members Present: Bob Smith – Chairman
Tom Cashin – Vice Chairman
Leslie Berlan
Yoli Gallagher

Members Absent: Gavin Maloney
Lincoln Marston, Alternate
Joyce Bakshi, Alternate

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia Deboer, Video Recorder; Arnie Martel

The Chairman called the meeting to order at 7:00 p.m. and declared a quorum.

Approval of Minutes of October 16, 2017: Moved by Yoli Gallagher, seconded by Leslie Berlan, to approve the Minutes as written. The motion passed 4-0.

New Business:

Arnie Martel re Map 216, Lot 003, Buzzell Road: Ken Paul explained that Mr. Martel requested to meet with the Board to discuss possible development of his eighty-two acre lot on Buzzell Road. Mr. Martel stated that he will be submitting an application to divide this property into seven house lots as phase one of his plan. Phase two will be the division of the adjacent property on Youngs Ridge Road. However, he wanted to discuss the project with Board Members based on three potential plans:

- Plan #1 allows for a cluster-type division with seven two-acre lots running contiguously along Buzzell Road with open space along the back line of the lot;
- Plan #2 is designed for a traditional division with seven one and one-half acre lots running along Buzzell Road with a corridor of open space running between each lot;
- Plan #3 plans for seven one-acre lots running contiguously along Buzzell Road with open space at the left of the lots also on Buzzell Road

Mr. Martel also spoke about the possibility of offering to extend Langley Shores Drive from the existing turn-around point on the Gahan property at 532 Langley Shores Drive across his property through to Buzzell Road. He felt that this extension would be beneficial in creating a more efficient traffic pattern and decreasing emergency vehicle response time.

Board Members discussed the three plans and discounted Plan #3 because of the smaller size of the lots. Mr. Martel will return with updated information.

Old Business:

Timber Harvesting in Resource Protection Districts: The Chairman stated that because three Board Members are absent, this subject should be tabled to the next meeting.

Tom Cashin noted that Steve Bodkin feels that removing the word "Shoreland" from the heading of Section 5.19 of the Ordinance would solve the problem making the Statewide Timber Harvesting Standards enforceable. Mr. Paul noted that the standards are for wetlands and shoreland areas so by removing Shoreland and Resource Protection verbiage, the result would be to make them effective in all areas of the Town. He expressed the opinion that the problem could be addressed on the Land Use Chart.

The subject was tabled to the next meeting.

Adjournment: The Chairman adjourned the meeting at 8:26 p.m.