

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: July 19, 2018

Members present: Joyce Bakshi, Chairman
Tom Cashin, Vice Chairman
Leslie Berlan
Gavin Maloney
Donovan Lajoie (Alternate)

Members absent: Yoli Gallagher

Also present: Ken Paul, CEO, Virginia Deboer, Video Recorder; Arnie Martel, Brad Jones, Charles Crespi, Ramiro and Deborah Lopez, Steve Geranian, John Maloney, Bradford Jones, Bob Peachey

Call to Order: The Vice Chairman called the meeting to order at 7:08 p.m.

Approval of Minutes: Moved by Leslie Berlan to approve the minutes of June 21, 2018 as written; Gavin Maloney seconded. The motion to approve the Minutes passed 5-0.

- **Election of Officers:** The Vice Chairman announced that the first item on the agenda was the election of officers. He asked for nominations for Chairman. Leslie Berlan nominated Joyce Bakshi; no other nominations came forward. The Vice Chair asked for a show of hands in favor of Joyce Bakshi for Chairman. Bakshi was elected as Chairman, 4-0 with 1 abstention.

The Vice Chair, Mr. Cashin, then turned the meeting over to the Chairman and she opened the Public Hearing.

Public Hearing:

- **Arnie Martel re Proposed Buzzell Road Subdivision:** Brad Jones introduced himself as Mr. Martel's representative. Mr. Jones stated he and Mr. Martel discussed the property with the Planning Board and was prepared to address questions brought up at that meeting. Regarding water sources in proximity of the site, Mr. Jones stated he went to the site and looked at the surrounding properties, checking out lawns and wells in proximity to the subdivision. Mr. Jones then put the Geology study into letter form, which he passed out to the Board.

Mr. Jones then stated Mr. Martel plans to offer a portion of land to the Town, which amounts to approximately .58 acres, along Buzzell Road in order to maintain a 50' Right of Way, allowing for road expansion. Mr. Jones pointed out that all lots are 2 acres with 250' of road frontage.

The CEO, Ken Paul, then asked if they will remove dead and hazardous trees and grind the stumps down. Mr. Martel responded that it would be written into the deeds and that there would be a buffer

of trees that cannot be removed unless they are dead or hazardous. A permit would be necessary to remove any trees.

Mr. Jones presented an updated plan for the subdivision that showed the addition of a 7th lot, locations for building envelopes, wells and septic systems.

Deborah Lopez asked where the proposed driveways in reference to where abutters driveways in reference to where neighboring driveways, rock walls and what symbols on the plans were. Mr. Jones pointed all of this out on the plans and answered her questions to her satisfaction.

Mr. Lopez asked if a traffic study had been done and what effect that would have on Buzzell Road during construction. Mr. Jones answered yes, and there would be very little impact after construction and during construction, Mr. Martel planned a systematic way of tree removal that would allow construction trucks to be parked off road.

When asked about increased traffic due to children and school busses, Mr. Martel explained that he looked into that and does not believe 7 new homes would bring enough children to impact traffic too much.

Ramiro Lopez asked about tax increases and will there be a reassessment. The CEO stated that would be a question for the tax assessor, he added Mr. Martel is currently being assessed for one lot with excess acreage and road frontage. He will now have 7 additional tax bills for 7 buildable lots; the assumption is that Mr. Martell's taxes will be impacted dramatically. When asked if abutters will have tax increases and if their property value will increase, Mr. Martell said that their taxes wouldn't go up, but should they decide to sell, their property value would go up.

Mr. Lopez then asked where construction trucks would go. Mr. Martell stated he would like to save the Town some money by cutting some trees that would allow an area for construction vehicles to be off the road.

When asked if the houses would have water access, Mr. Martel stated they do not.

Mr. Geranian stated they were at the site walk the day before (in the rain) and wondered where the runoff was going? Mr. Martel gave him a tour of the whole property, Mr. Geranian said he followed the streams all the way down to the lake and took pictures for the Board. He stated Mr. Martel has several different erosion control systems in place so the water is captured before it goes into the lake. He said he was impressed with how well Mr. Martel is managing this.

A question regarding if all 7 lots will be on the same Aquifer, Brad Jones stated he believed so; the CEO stated the properties are not in the Aquifer District.

Ramiro Lopez said that he would like to welcome Mr. Martell and appreciates his willingness to work with the community. Mrs. Lopez asked if Martel would be a year round resident. Mr. Martel said it was really something for his wife to decide.

Mr. Martel was asked what he was planning to do with the rest of the land. Mr. Martell stated he would like to make some lots on the water for himself, but right now has no plans to do so. Mr. Martel plans to leave the land behind the subdivision open space and plan to work with the town or conservation to keep the land from ever being built.

The Chairman asked if there were any further questions or comments, Hearing none, closed the Public Hearing inviting those present to remain for the rest of the Planning Board meeting.

Old Business:

- **Arnie Martel re Proposed Buzzell Road Subdivision:** Gavin Maloney requested that the Board get a copy of the conditions put on the last approved subdivision. The Chairman will request this for the next meeting.

The Board agreed that scheduling another site walk necessary. It will be Thursday, August 2, 2018 at 5:00 p.m.

- **Pine Ridge Campground Conditional Use Application:** No new business.

New Business: No New Business.

Code Enforcement: No new business

Adjournment: The Chairman adjourned the meeting at 8:28 p.m.