

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: August 2, 2018 **(approved August 18, 2018)**

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

Also present: Ken Paul, CEO; Brenda Charland, Land Use Secretary; Virginia Deboer, Video Recorder; Arnie Martel; Brad Jones; Dan Archembault; Jane Archembault; Richard Levesque; David Levesque

Call to Order: The Chairman called the meeting to order at 7:00 p.m.

Approval of Minutes: Joyce Bakshi noted that the Minutes indicate in the second paragraph of the subdivision discussion that the land Mr. Martel plans to offer to the Town to allow for future possible Buzzell Road expansion is six acres; it should actually be .58 acres. Moved by Leslie Berlan to approve the minutes of July 19, 2018 as corrected; Tom Cashin seconded. The motion passed 5-0.

Old Business:

- **Monarch Mountain:** Monarch Mountain submitted corrected plans for the Planning Board to sign. The Chairman explained that the original plans showed an incorrect address so they had to be modified.
- **Arnie Martel re Proposed Buzzell Road Subdivision:** The Planning Board visited the prior to the Meeting. There were a variety of questions the Planning Board had after the previous site walk and Public Hearing; however, after the site walk this evening, they felt their questions had been answered.

The 40 acres of open space was discussed. After the 7th lot was created, the back lot no longer has road frontage which would create an illegal lot. Mr. Martell explained that the back lot boundary line will be erased and the remaining land added to his property, map 217, lot 029.

The Land Use Secretary read the conditions as discussed:

1. Submission of stamped plans showing:
 - Deed restrictions;
 - Back lot boundary change transferring the property outside of the seven lots to 217-029
 - Underground power from the poles to structures;
 - The removal of the original easement;
2. No loam will be removed from the site

Moved by Yoli Gallagher to accept the conditions as read; seconded by Tom Cashin. The motion passed 5-0.

- **Pinewood Grove Campground:** Dan Archembault submitted updated plans to the Board. The Chair stated that it would take some time for the Board Members to review the information so it will be discussed at the August 16 Planning Board Meeting.

New Business:

- **Levesque Excavation:** Richard Levesque submitted a sketch to the Planning Board of a 40 acre property located on Hebo Hybo Road where they are applying to extract minerals. Mr. Levesque pointed out that the existing pit will be expanded. The pit will be used for their own business operations; there will be no retail sales from the site. The CEO noted that the existing excavation encompasses less than half an acre. The Board scheduled a site walk for Tuesday, August 14, 2018 at 6:00pm.
- **Best Practical Location for 67 Stewart Drive:** Donna Stadig is applying to demo the current building, build a new structure within the 30% expansion 38 feet from the shoreland and relocate the shed. A new septic system will be installed

Gavin Maloney moved to approve the application locating the new structure no closer than 38 feet from the shoreline using responsible stormwater mitigation practices and relocating the shed in the same footprint. The motion passed 4-0-1.

Code Enforcement: No new business

Adjournment: The Chairman adjourned the meeting at 8:50 p.m.