

Town of Acton, Maine

Planning Board Meeting

MEETING MINUTES

Date: February 21, 2019

Members Present: Joyce Bakshi, Chair
Leslie Berlan
Gavin Maloney
Yoli Gallagher
Dennis Long (Alternate)

Members Absent: Tom Cashin, Vice Chair,
Donovan Lajoie

Also present: Ken Paul, CEO; Brenda Charland, Land Use Secretary; Video Recorder; Michelle MacInnis; Norine A. Purcell; Stephanie Cournoyer; Tim Cournoyer; Bridgette Whitman; Marc Boisse; Joseph L. Stanley; Christopher Whitman; Arnie Martel; Bradford Jones; Carol Komezubumwe; Kerrie Bowtell; Jon Bowtell; Molly Hale

Call to Order: The Chair called the meeting to order at 7:03 p.m. and declared a quorum.

Approval of Minutes: Moved by Gavin Maloney to accept the minutes of February 7, 2019; seconded by Leslie Berlan. The motion passed 4-0.

New Business:

- **Joe Stanley, Line Pro Surveying, re Sawtelle Extractive Use Permit Application, 11th Street, Map 147 Lot 003-01** Joe Stanley explained to members that his clients are seeking an extractive use permit to finish a project at their property including the removal of material in order to level the grade. He explained that the project has been ongoing but with the changes in the Zoning Ordinance and interpretation, it is now necessary to obtain a permit to finish what was started.

Members scheduled a site walk for March 23rd.

- **Mark Boisse applying for a Site Plan Review Application to Establish a Retail Dock Sales Facility / Storage, Route 109, Map 241-006-02:** Marc Boisse explained that he wants to relocate his growing business from his home to the property on Route 109 that he recently purchased. His plan is to build a warehouse that would include a retail showroom as well as storage and workshop space. Members received packets which included the DOT Driveway Opening Permit, septic plan, site plan and an outline for the building to be built.

Members scheduled a site walk March 23, 2019.

- **Bridgette Whitman Applying for a Conditional Use Permit to Establish a Child Day Care, 3000 Milton Mills Road, Map 247, Lot 026:** Bridgette Whitman explained her plan to open a Child Day Care in her home at 3000 Milton Mills Road. Discussion focused on the

driveway and other possible parking alternatives to parking. Members scheduled a site walk for March 23, 2019.

- **Darlene Ham Applying to Modify an Existing Approved Conditional Use, 31 Blueberry Hill Farm Road, Map 260, Lot 014:** The CEO noted that the applicant wishes to modify the existing Conditional Use Permit approved August 6, 2015 to include hosting indoor events in the existing barn.

The Board scheduled a site walk for March 23rd.

- **Arnie Martel, Proposed subdivision Application, 760 Young's Ridge Road, Map 217, Lot 029:** Members reviewed a lot layout for a proposed twenty-two lot subdivision at 760 Youngs Ridge Road. Brad Jones reviewed boundaries and drainage plans. Leslie Berlan stated that she has concerns regarding the runoff from the proposed subdivision and how the lake, roads and wildlife would be affected. She referenced the 1991 Comprehensive Plan, Section 8, Page 2 which outlines the need to improve and maintain Town roads. Leslie stated that the increase in traffic that the new subdivision would generate is a concern considering the deteriorating roads and bridges in the area.

Gavin Maloney requested information regarding the comparison of the cluster subdivision plan to a conventional subdivision. Mr. Martel will return at the April 4, 2019 meeting with the information requested.

- **Michelle MacInnes re the Zoning Ordinance Relative to Agriculture:** Michelle MacInnes spoke to the Board regarding Agriculture as outlined in Section 5.2 of the Zoning Ordinance and how it can be misinterpreted. She believes the words "for sale or lease" means that this section only applies to commercial agriculture. The Chairman thanked Ms. MacInnes for bringing her concerns to the Board and stated that members would take her comments under advisement and review the section at a workshop.

Adjournment: The Chairman adjourned the meeting at 8:10 p.m.