

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: May 2, 2019

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

Members Absent: Tom Cashin, Vice Chair
Donovan Lajoie, Executive Secretary

Also present: Ken Paul, CEO; Brenda Charland, Land Use Secretary; Virginia DeBoer, Video Recorder; Marc Boise, The Whole Nine Yards; Bridgette Whitman; Chris Whitman; Darlene Ham; Nick Ham; Joe Stanley, Line Pro Surveying

Call to Order: The Chair called the meeting to order at 7:05 p.m. and declared a quorum.

Approval of Minutes, April 18, 2019: Moved by Yoli Gallagher to accept the minutes as written; seconded by Gavin Maloney. The motion passed 4-0.

Old Business:

- **Boise, Route 109, Map 241, Lot 006-02; Site Plan Review (Retail / Storage Facility):** Marc Boise submitted a new site plan. Members discussed with Mr. Boise his plans for stormwater runoff and revegetation around his proposed building. Gavin Maloney made a motion to include requiring 5 feet between gravel area and the building for approximately 50 feet length of the building on all sides. Hearing no second, the Chair declared the motion as failed.

Gavin Maloney moved to accept the Site Plan Review application for a Retail/ Storage Facility from Marc Boise, seconded by Leslie Berlan. The motion passed 5-0.

A Public Hearing is scheduled for May 16, 2019.

- **Whitman, 3000 Milton Mills Road, Map 247, Lot 026; Conditional Use Permit (Daycare):** Members discussed the site walk conducted on March 23, 2019 expressing some concerns regarding the parking area and visibility when parents pull in and out of the property. An alternative driveway area was discussed using the ROW that runs along the south side of the property; Chris Whitman stated that he would talk to the property owner to see if it is an option. The Board also requested confirmation from a septic company that the system is adequate for the proposed use.

Yoli Gallagher moved to accept the application for Conditional Use to establish a Home Day Care from Bridgette Whitman; seconded by Dennis Long. The motion passed 5-0.

A Public Hearing is scheduled for June 6, 2019.

- **Darlene Ham, Blueberry Hill Farm, Blueberry Hill Farm Road, Map 260, Lot 014; Conditional Use Modification:** Members discussed possible conditions for hosting events inside the Barn at Blueberry Hill Farm.

Moved by Gavin Maloney to accept the Conditional Use Modification Application to hold indoor events in the existing barn from Darlene Ham; seconded by Dennis Long. The motion passed 5-0.

A Public Hearing is scheduled for June 6, 2019.

- **Sawtelle, 11th Street, Map 147, Lot 003-001; Extractive Use:** Joe Stanley of Line Pro submitted revised plans for the Sawtelle property on 11th Street. Mr. Stanley explained that the new plans show that the berm that is between the garage and lawn will remain along with added vegetation and a few spots of grading to keep runoff on site. The ratio of planting trees along 11th Street was discussed.

Moved by Gavin Maloney to accept the application for Mineral Extractive; seconded by Dennis Long. The motion passed 5-0.

A Public Hearing is scheduled for May 16, 2019.

New Business:

- **Zoning Ordinance Discussion:** Corrected pages to the Zoning Ordinance regarding the Land Use Chart relative to mineral extraction re distributed to Board Members; the CEO reviewed the corrections that were made.

Adjournment: The meeting was adjourned at 9:10 p.m.