

# Town of Acton, Maine Planning Board Meeting

## MEETING MINUTES

**Date:** August 1, 2019 (approved 8-15-19)

**Members Present:** Joyce Bakshi, Chair  
Gavin Maloney  
Leslie Berlan  
Yoli Gallagher  
Donovan Lajoie, Executive Secretary (Alternate)  
Dennis Long (Alternate)

**Members Absent:** Tom Cashin, Vice Chair (Excused)

Also present: Ken Paul, CEO; Brenda Charland, Land Use Secretary; Arnie Martel; Brad Jones; Joe Stanly, Line Pro; Billy Plante

**Call to Order:** The Chair called the meeting to order at 7:00 p.m. and declared a quorum.

### **Approval of Minutes:**

- **July 18, 2019:** Dennis Long moved to accept the minutes of July 18, 2019 as written. Leslie Berlan seconded; motion passed 4-0.

### **Old Business**

- **Martel, Youngs Ridge Road; Proposed 22 Lot Subdivision;** Brad Jones presented new plans to members. The Chair talked about a meeting with Mike Morse on site earlier that week. She brought up some questions Brad Jones provided explanations and stated he will adjust the plans. When describing catch basin maintenance, Mr. Jones stated he will provide a copy of a Manual outlining procedures to members. The Chair requested a written phase plan, outlining the project development. Mr. Martel stated he will provide one. The Chair asked that the plan include erosion control plans be added to the notes, Mr. Jones will add as number 14.

Gavin Maloney brought up some concerns regarding lots 13 and 14. He believes they are not permitted by the Zoning Ordinance. Letters and legal responses were reviewed by the Board explaining how these lots could be allowed. Gavin still did not believe these lots were allowed.

There was discussion regarding access to common beach area at the water. Members agreed they would wait for a response from Southern Maine Planning and Development Committee.

Yoli motioned to accept the subdivision application. Leslie Berlan seconded; motion passed 4-0-1.

## **New Business:**

- **C. A. Plante, West Shore Road, Map 230, Lot 006 Mineral Extraction Application:** Members reviewed a sketch plan of the property located at Map 223, Lot 004 on West Shore Drive. Billy Plante is asking to perform Mineral Extraction on 19 acres of the 48-acre lot. Joe Stanley explained that there will be no gravel sales, there will be a buffer berm for sound barrier, the entrance will be paved to reduce dust, and they think 25-30 truck trips will be the most they will do per day. Members discussed pavement at the intersection of Goose Pond for safety of turning traffic and also signs notifying drivers of trucks entering. Gavin Maloney requested a grading plan for the Gravel pit. Joe Stanley explained that it has been discussed with the engineer.
- **York County Agriculture Association, 13<sup>th</sup> Street, Map 241, Lot 003;** Joe Stanley of Line Pro presented plans to members, he explained that the applicant is looking to regrade the land to create a parking lot for the Fair Grounds. The land is about 14 acres and they plan to leave a buffer of trees along road side. Mr. Stanley explained the existing and proposed contours show the amount of excavation they have planned, when asked how much extraction will need to be done, Mr. Stanley wasn't sure but said he would try to have Caleb Chessie or Mr. Ridley at future meetings to discuss. He added that this project is expected to be about 15 years before it is complete, they are looking to get permits now so they can begin the excavation. The estimated number of parking spots will be known at the next meeting.
- **2019 Updated Zoning Ordinance:** The Chair explained the changes to the Zoning Ordinance relative to Timber Harvesting must go to the state tomorrow. Members reviewed the changes. Leslie Berlan motioned to accept the changes to the Zoning Ordinance as accurate. Gavin Maloney seconded; motion passed 5-0.

**Housekeeping:** The Chair reminded members that the bi-weekly Planning Board workshops will resume in September alternating with the weeks of Planning Board meetings.

**Adjournment:** The meeting was adjourned at 8:57 p.m.