

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: September 19, 2019

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

Members Absent: Tom Cashin, Vice Chair, Leslie Berlan (excused)

Also present: Ken Paul, CEO; Brenda Charland, Land Use Secretary; Arnie Martel; Joe Stanly, Line Pro; Billy Plante, Charles Crespi, Robin Ham, Roger Ridley, Caleb Chessie, Paul Gurney, Scott Arnold, Katie Arnold, Cole Coletro, Leah Rachin, Lee Robitoure, Amy Tchao,

Public Hearing:

- **C. A. Plante, West Shore Road, Map 230, Lot 006 Mineral Extraction Application:** Joe Stanley of Line Pro explained that Mr. Plante owns 48 acres on West Shore Drive and is looking to extract minerals on 19 of that 48 acres. Mr. Stanley talked about the plan, the boundary survey, mapping of wetlands, and topography work that was done. He added that grading and drainage plans done by engineers were created to completely keep stormwater onsite. Mr. Stanley reviewed a slight modification to the plan, the entrance will be changed to about 90 degrees to the road, as suggested by the CEO. Mr. Stanley pointed out that a note was added to the plan that Mr. Plante will make sure they keep ATVs and other vehicles off the reclaimed areas to encourage longevity of the reclamation. Mr. Stanley stated the only thing he hasn't presented in the plan are the sight distances, which were requested at a previous meeting. He will submit them as soon as he is able to get out to the site to take those measurements and they will be on the final plan.

The Chair asked if there were any questions from the Public. Lee Robitoure asked if there would be a limit on the number of acres that could be open for the pit at any given time. Mr. Plante answered that only 5 acres would be open at any time.

There were no other questions or comments from the public, the Chair then closed the Public Hearing for C. A. Plante.

- **York County Agriculture Association, 13th Street, Map 241, Lot 003:** Joe Stanley of Line Pro explained that over the last few years there has been a lot of work at this location on 13th St. The applicants are there requesting a Conditional Use Permit for continued mineral extraction with the end result being a parking lot for the fair grounds for about 400 vehicles. Mr. Stanley talked about the engineered plans, based on the survey work that he has done they developed a grading plan which he believes will meet the town's standards. Mr. Stanley added that there were 2 different drainage plans developed to control rainwater. There will be 2 entrances to the parking area, that will be monitored by an attendant during high volume events. There will be fencing around the parking area, which was donated to York County Agriculture Association.

The Chair asked if there was any questions from the public. Seeing no members of the public wanting to comment, the Chair closed the Public Hearing York County Agricultural Association.

Call to Order: The Chair called the meeting to order at 7:23 p.m. and declared a quorum.

Approval of Minutes

- **September 5, 2019:** Dennis Long moved to accept the minutes of September 5, 2019 with the correction of a misspelled name. Gavin Maloney seconded; Motion passed 4-0.

Old Business

- **Martel, Youngs Ridge Road; Proposed 22 Lot Subdivision;** The Chair stated that a letter was sent to Ken Paul and copied to herself earlier that day, she then read the letter stating that Mr. Martel intends to withdraw his original application for a 22 lot cluster subdivision and submitted a new application for a 14 lot conventional subdivision. She stated there will be no further discussion on the cluster subdivision.
- **Hopper Road Event Rentals, LLC, 189 Hopper Road, Map 234, Lot 046:** Paul Gurney handed out a parking plan to members. He talked about the feedback from the Planning Board at the site walk and that the new plans reflect those items of discussion. Dennis Long suggested adding a second ramp to the parking area to relieve congestion on the one ramp if they are having a larger event. Gavin Maloney asked for the partners to clearly define where the buffer is; he said that at the site walk the road in was in the buffer area and these new plans that were just submitted don't show that it is in the buffer at all. He would like it to be clear where the 100 foot line is. Mr. Gurney stated he is willing to have a surveyor define that resource protection area but he is confident in his measurement. Mr. Maloney asked the CEO what he would prefer. Mr. Paul said he would be comfortable with using the measurements produced by the applicants. Mr. Gurney asked if a wildflower mix would be acceptable for revegetation. Mr. Maloney said that would be fine as long as they do no mow.

Members discussed the entrance and safety of cars pulling into traffic. The applicants stated they will pave a 40 foot apron at the entrance, and will produce drawings of the details of the entrance to members.

The applicants will submit new plans for the meeting scheduled for October 3, 2019.

New Business:

- **Freedom Of Information Act:** The Chair asked members to submit any information, other than minutes, regarding the Buzzell Road Subdivision. She stated there was a request under the Freedom of Information Act

Housekeeping: The Chair reminded members that bi-weekly Planning Board workshops will be held at noon the second and fourth Wednesdays of the Month, alternating with the weeks of Planning Board meetings. They will be held in the Thomas A. Cashin Meeting Room.

Adjournment: The meeting was adjourned at 8:46 pm.