

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: October 3, 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, William Langley, Jennifer Whitney, Patricia Gammon, Terence Gammon, Bethany, Lebide, Jeffrey, Lebide, Joe Diorio, David Upton, Jessie Springer Sugtek, Molly Springer, Sandra Nicholas, David Lynch, Bethann Lynch, Judy Farmer, James Fryer, Bruce Bowden, Lacey Rubaton, Leah Rachin, Brad Jone, David Winchell, Scott Arnold, Paul Gurney, Cole Colitro, Virginia Deboer

Call to Order: The Chair called the meeting to order at 7:00 p.m. Donovan Lajoie was assigned the Alternate for the meeting.

Approval of Minutes

- **September 19, 2019-** Yoli Gallagher moved to accept the minutes as written. Donovan Lajoie seconded; motion passed 4-0-1.

Old Business

- **C.A. Plante, West Shore Drive, Map 230, Lot 006, Mineral Extraction Application;** Joe Stanley of Line Pro presented to members with an updated plan with a few minor change, as discussed at previous meetings. Joe explained that note number 13 talks about the installation of 3 ground water wells to be installed and note number 14 talks about crushers onsite. There was also a slight revision to the entrance coming onto West Shore Drive as requested by the Planning Board.

The Chair commented on the road condition where West Shore meets Goose Pond Road. The Planning Board suggested a line at the stop sign, a trucks entering sign was also mentioned.

Mr. Plante will include the condition that marker signs to the plan every 100 feet not to exceed 200 feet. The Chair stated that "No Fuel stored on-site" and "0-30 trips per day maximum" needs to be included in the plans.

Mr. Plante will return to the Planning Board for the October 17, 2019 meeting.

- **York County Agricultural Association, 13th Street, Map 241, Lot 003, Mineral Extraction Application and Parking Lot Expansion;** Joe Stanley of Line Pro explained that he is still expecting soil tests to gauge drainage. Mr. Stanley said that they did a rough approximation of 300 cars at a maximum capacity event. The CEO stated that before they would use that lot, they would be required to pave the entrance, install street lights and create a crosswalk.

The Chair asked what they would be doing for surfacing the parking are. Mr. Stanley said it would probably be grass; members discussed maintenance of the surface.

The CEO suggested including a “no camping” note; Joe Stanley stated it would be included on the next plan.

York County Agricultural Association will return to the Planning Board for the October 17, 2019 meeting.

- **Martel, Youngs Ridge Road; Proposed 22 Lot Subdivision:** Brad Jones, Engineer for Arnie Martel, explained that his client has had a boundary survey done of the property as well as high intensity soil mapping and design. He stated that his client has submitted to the Planning Board an application for a 14 lot Conventional Subdivision with 3 lots on the lake with the remaining lots on a private road that runs up the property and connects with Youngs Ridge. Mr. Jones said that he believes Mr. Martel has submitted all the required documents for the sketch plan review.

The CEO asked Mr. Martel what size he expects the homes to be. Mr. Martel replied that he was looking to make the buildings anywhere from 1800 square feet to 2200 square feet.

The Chair asked for a ground coverage calculation, the CEO stated it may be in Mr. Martel's stormwater plan. Mr. Jones will get those calculations for Members.

Mr. Jones stated building setbacks are on the plan and the deed has been submitted.

Members scheduled a site walk for Tuesday, October 15, 2019 at 5:00 p.m.

There were some questions from the public on where the Site Walk would be posted: The Chair replied that it would be posted on the website, cable channel and in 3 locations within the Town Hall.

Mr. Spencer asked a question in regards to funnel development; the Chair informed Mr. Spencer that the term “funnel development” was not a term in the Town's regulations. Mr. Spencer continued with concerns regarding lake protection.

Gavin Maloney requested the Planning Board submit the plans to Southern Maine Regional Development for their input. The Board decided that was not required at this time.

- **Hopper Road Event Rentals, LLC, 189 Hopper Road, Map 234, Lot 046:** The Applicants presented to Members with updated plans with the changes that were suggested to the drainage plan and driveway plan as well as edits to the notes. There was discussion regarding the signage and lights, a new access road into the parking lot and the lower parking area.

The CEO asked the Applicants to bring full size plans to the Public Hearing; he also asked that they consolidate the notes and add a signature block for the Planning Board to sign.

Gavin Maloney motioned to waive the 2-foot contours. Leslie Berlan seconded; motion passed 4-0.

A Public Hearing is scheduled for November 7, 2019 at 7:00 p.m.

New Business:

- **Robin and Paul Ketterer, 45 Sawyer Road, Map 133, Lot 020- Best Practical Location Application:** Applying to do an addition within the allowable 30% expansion allowance; they will not be adding a foundation and will not be removing 50% of the evaluation criteria. The Board determined that the existing location is the best location on the property. Moved by Leslie Berland to accept the application for Best Practical Location. Seconded by Dennis Long, motion passed
- **Mike and Lucille Chin, 178 Red Gate Lane, Map 119, Lot 006:** Best Practical Location Application to remove the existing deck, dig a foundation and add a rubber coated deck, all within the allowable 30% expansion allowance. Leslie Berlan motioned to approve the Best Practical Location Application, keeping the structure no closer than 49 feet from the water and to use proper erosion control procedures. Dennis Long seconded, motion passed 4-0.

Housekeeping: The Chair reminded members that bi-weekly Planning Board workshops will be held at noon the second and fourth Wednesdays of each 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.