

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: November 7, 2019

Members Present: Joyce Bakshi, Chair
Yoli Gallagher
Dennis Long

Members Absent: Leslie Berlan (excused), Gavin Maloney (excused)

Also present: Ken Paul, CEO; Brenda Charland, Land Use Secretary; Arnie Martel; Brad Jones; Charles Crespi; Robin Ham; Deanna St. Pierre; D. Hankos; Jeff Lebida; Bethany Lebida; Jennifer Whitney; Rob Meyer; Richard Nass; Arthur K. Kelly; Jim Farmer; Susan Alvino; Carol Ward; Scott Arnold; Paul Gurney; Cole Coletro; Katie Arnold

Public Hearing: Hopper Road Event Rentals, LLC 189 Hopper Road, Map 234, Lot 046: The Applicants outlined their plan to the public. The Chair then opened the Public Hearing for questions and comments.

Arthur Kelly, owner of Kelly Orchards and abutter to the proposed Event Barn, asked if there will be anyone residing on the property. Mr. Gurney replied that when they are not at the facility and there are no events, the property will be locked. Mr. Kelly then asked what the hours of operation will be. Mr. Gurney replied all events will end by 10:00 p.m.

Richard Nass, a resident on Milton Mills Road, asked the Chair if this application is for a Conditional Use. The Chair replied that it is for a Conditional Use. Mr. Nass then stated that he did not believe that this location is zoned for this type of facility. The CEO replied that the application is for Site Plan Review. Mr. Nass asked if they will need a Conditional Use. The CEO stated they will not. Mr. Nass asked what the difference is; the CEO replied that a Site Plan Review is a more intense version of Conditional Use. Mr. Nass asked the Chair where the rest of the Planning Board was this evening; he only sees 3 members present. The Chair replied that there is only 3 members present but they still have a quorum. Mr. Nass asked the applicants what their plan is regarding alcohol and marijuana. Mr. Gurney replied they will get a permit so they can serve alcohol during events. Mr. Gurney said that they have no interest in allowing marijuana use on site or holding marijuana related events at this time.

There were no more questions from the public, the Chair then closed the Public Hearing.

Call to Order: The Chair called the regular meeting to order at 7:17 p.m.

Approval of Minutes

- **October 17, 2019:** Dennis Long motioned to accept the minutes of October 17, 2019. Yoli Gallagher seconded. She stated that she had questions regarding one of the conditions listed for C.A. Plante. After discussing, the Chair tabled the minutes until the next meeting so they could look into it.

Old Business

- **Hopper Road Event Rentals, LLC, 189 Hopper Road, Map 234, Lot 046:** A site walk with the new Acton Fire Chief, Rick Smith, is scheduled on Friday November 15. The applicants will bring a fire safety plan to the meeting scheduled December 5, 2019.
- **York County Agricultural Association, 13th Street, Map 241, Lot 003, Mineral Extraction Application and Parking Lot Expansion:** No new information was presented.
- **Martel, Youngs Ridge Road, Map 217, Lot 029, Preliminary Plan Application for a Proposed 14-Lot Subdivision:** Brad Jones explained that the plans he is presenting to the Board are basically the same from the previous meeting; the biggest change is that the house locations have been added. Mr. Jones talked about the impervious areas, including driveways, house footprint and roads and stated that it came to just under 2.8 acres for the entire subdivision. He said there are two drainage ponds which were pointed out during the recent site walk. He brought a drainage analysis with him, but it has not been submitted.

Members reviewed and discussed the Preliminary Subdivision Checklist. The CEO stated the Board will need a copy of the Home Owners' Association covenant documents in regards to the Common Area.

The CEO asked if the applicant has met with the DEP to discuss the Stormwater Plan; Mr. Jones replied they have a meeting scheduled the next day.

The Deputy CEO will email Mr. Martel a fee schedule for the application.

Dennis Long motioned to accept the Preliminary Plan Application. Yoli Gallagher seconded, motion passed 3-0.

Dennis Long motioned to postpone scheduling the Public Hearing to when the Final Plan is accepted. Yoli Gallagher seconded, motion passed 3-0.

Dennis Long motioned to approve the Subdivision Checklist, Dennis Long then rescinded his motion because the Board decided that several items on the checklist were still outstanding.

New Business:

- **Ellen Barry, 107 Loop Road, Map 149, Lot 089 Best Practical Location Application;** The applicant is applying to demo the existing camp and rebuild a new home within the allowable 30% expansion no closer than 50 feet from the water. Yoli Gallagher motioned to approve the Best Practical Location Application for Ellen Barry located at 107 Loop Road. Dennis Long seconded, motion passed 3-0.

Adjournment: The meeting was adjourned at 9:05 pm.