

# Town of Acton, Maine Planning Board Meeting

## MEETING MINUTES

**Date:** December 5, 2019

**Members Present:** Joyce Bakshi, Chair  
Gavin Maloney, Interim Vice Chair  
Leslie Berlan  
Yoli Gallagher  
Dennis Long

Also present: Ken Paul, CEO; Robert Stearns; Virginia Deboer, Video Recorder

**Call to Order:** The Chair called the meeting to order at 7:05 p.m.

### **Approval of Minutes**

**November 21, 2019:** Dennis Long moved to approve the minutes of November 21, 2019 as written. Leslie Berlan seconded; motion passed 4-0.

### **Old Business**

### **New Business:**

- **Judith Stearns, 48 Beechwood Park Road, Map 109, Lot 033:** Applying for a Best Practical Location to level the existing home and stabilize the foundation. Mr. Stearns explained to members that the house currently has 40 piers supporting it; he is requesting to replace 2/3 of those piers. The house was last stabilized about 30 years ago; it is sinking in with the lowest point being 8 inches from the base of the home. Mr. Stearns stated that he had an engineer visit the home a few years ago to evaluate the problem. The engineer's report stated that the problem will accelerate if the home is not stabilized, and the structure will rapidly degrade. To preserve the history of the home, Mr. Stearns would like to keep the home in its current location, which is 33 feet from the lake, so the original stone chimney and attached outbuilding can remain untouched. He added that he has no intention of winterizing the home. The cost would be too great and it would compromise the history of the home.

Members discussed the impact of moving the home.

Dennis Long motioned to approve the Best Practical Location Application for 48 Beechwood Park, allow levelling and stabilization and to keep the home in its current locations based the following findings and conditions:

- It is a two-story home;
- Cap the attached outhouse and connect to existing septic system;
- Remove the boat bay and revegetate the boat ramp;

- Contact York County Soil and Water for a revegetation plan;
- No elevation changes;
- No changes to the grade.

Leslie Berlan seconded; motion passed 3-0-2.

- **Jonathan and Bonnie Timlin, 62 Timlin Road, Map 110, Lot 039:** Applying for Best Practical Location to demolish the existing camp and build new home within the allowed 30% expansion on a full foundation. Board Members visited the location on November 26, 2019.

Leslie Berlan motioned to approve the Best Practical Location Application for 62 Timlin Road with the following findings and conditions:

- The Applicant will work with York County Soil and Water to create a revegetation plan;
- No change to the existing grade;
- The Applicant will need a new septic to create a year-round home;
- The home will be built no closer than 75 Feet from the water.

Dennis Long seconded; motion passed 3-0-2.

- **Craig Falla, 544 East Shore Drive, Map 152, Lot 023:** Applying for a Best Practical Location to replace existing block pillars with a full foundation.

Dennis Long motioned to accept the Best Practical Location application for 544 East Shore Drive with the following findings and conditions:

- The Applicant will work with York County Soil and Water to develop a revegetation plan;
- The existing septic restricts relocating the structure;
- The home will be no closer than 21 feet from the lake.

Leslie Berlan seconded; motion passed 3-0-2.

The Chairman reminded members that there will be a Planning Board Workshop on Wednesday, December 11, 2019.

The Chair announced that Jim Crowley is a new alternate member for the Planning Board; his first meeting will be on December 19, 2019.

Members were asked to think about changes they would like to consider for the Zoning Ordinance and bring their ideas to the workshop for discussion.

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