

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: February 20, 2020 (approved February 27, 2020)

Members Present: Joyce Bakshi, Chair
Gavin Maloney, Interim Vice Chair
Leslie Berlan
Dennis Long
Thomas Cashin (Alternate)

Members Absent: Jim Crowley (excused), Yoli Gallagher (excused)

Also present: Brenda Charland, Land Use Secretary; Katelin Long, Video Recorder; Joe Stanley, Line Pro; Patrick Stevens; Jim Domoracki; Ruth Gutman; Robin Ham; Doris Jaworski; Charles Crespi; Scott McLeod; Ryan McLeod; Carol Ward; S. Alvino; William Langley; Arnie Martel; Brad Jones; Carl Davis; Dana Bridges

Public Hearing

- **Patrick Stevens, Application for a 2-lot Subdivision on Milton Mills Road, Map 240, Lot 014:**
The Chair opened the Public Hearing and asked the Public if anyone had any comments or questions regarding the 2-lot Subdivision Application submitted by Patrick Stevens at Map 240, Lot 014. Hearing none, the Chair then closed the Public Hearing.

Call to Order: The Chair called the meeting to order at 7:05 p.m. and declared a quorum.

Approval of Minutes

- **January 30, 2020:** Dennis Long moved to accept the Minutes of January 30, 2020 as written. Leslie Berlan seconded; motion passed 4-0.

Old Business:

- **Subdivision Application submitted by Patrick Stevens, Milton Mills Road, Map 240, Lot 014:**
Joe Stanley talked about the 2-lot subdivision on Milton Mills Road. Waiver requests were submitted for High Intensity Soil Survey, Hydrogeologic Assessment, Monuments and Stormwater Management.

Leslie Berlan moved to accept the waivers submitted for the Subdivision Application. Dennis Long seconded; motion passed 4-0.

Dennis Long moved to accept the Final Plan for the 2-lot Subdivision submitted by Patrick Stevens. Leslie Berlan seconded; motion passed 4-0.

- **York County Agricultural Association, 13th Street, Map 241, Lot 003:** Joe Stanly explained to members that after doing some test pits at this location, it was discovered the water table is a little higher than previously thought. Mr. Stanley submitted revised plans with new notes to members. Scott McLeod, an abutter, asked Mr. Stanley a question about the Stormwater Management for the proposed parking area. Mr. Stanley brought Mr. McLeod to the plan to explain where the water will be directed.

Mr. Stanley will return with Mr. Chessie and Mr. Ridley of York County Agricultural Association on March 12, 2020.

Gavin Maloney moved to request two separate permits for York County Agricultural Association; one for Mineral Extraction and one for the Parking Lot. The Chair suggested they hold off on making this decision until after they had time to review the new information and discuss further. The Chair then asked Board Members to vote on whether to request two permits at this meeting. The Board voted 3-2 in favor of waiting until the meeting on March 12, 2020. Mr. Maloney's motion failed.

New Business

- **Site Plan Review Application submitted by Grammy Rose, LLC, Route 109, Map 233, Lot 004:** Jim Domoracki, Executive Director for Grammy Rose, explained to members that Grammy Rose, LLC is a nonprofit organization with a goal to create a Dog Rescue and Sanctuary on the property located on Route 109. The facility will have six cottages with a maximum capacity of eight dogs each, an Ice Cream Shop, Mini Golf and Walking Paths. Mr. Domoracki added that the facility is planning to be a source of education for care and training of dogs.

Scott McLeod, potential contractor, stated that the project could be phased in, but that they are seeking approvals for the entire project.

The CEO asked about the noise from the dogs barking in the cottages and the facility. Mr. McLeod stated that with the insulation of the cottages, a barking dog would not be heard outside. He also did not think the noise from the facility would be an issue.

Gavin Maloney stated that there are four different Zoning Areas on the property, he requested that they all be marked when the Planning Board does the Site Walk. Mr. Maloney also stated that according to the Land Use Chart in the Zoning Ordinance, Animal Care Facilities are not permitted in the Village District. He then explained that according to the plan, the dumpster area and storage building is located in the Village District.

A site walk is scheduled for Saturday, March 14, 2020 at 11:00 am.

Dennis Long moved to accept the Site Plan Review Application. Leslie Berlan Seconded, motion passed 3-2.

- **Subdivision Sketch Plan Application submitted by Martel Estates on the Lake, LLC, 760-776 Youngs Ridge Road, Map 217, Lots 028, 029, 030:** Brad Jones submitted plans to members showing the proposed subdivision. Mr. Jones explained that after several meetings with the DEP, they have requested that the plans reflect all future development for the subdivision. Mr. Jones stated that Mr. Martel is still waiting for feedback from the DEP and he believes they are in the review process currently.

Mr. Jones talked about the stormwater ponds that will take care of the drainage, the lot sizes and road frontage. He added that there is no open space on the new plans.

Dennis Long moved to accept the Sketch Plan dated 2/20/2020. Leslie Berlan seconded; motion passed 4-0-1.

A site walk is scheduled for Saturday, March 7, 2020 at 11:00 am.

- **Best Practical Location Application submitted by Kevin Bougie, 822 West Shore Drive, Map 124, Lot 033:** Mr. Bougie is applying to demo the existing camp and two outbuildings and rebuild a new home within the 30% expansion allowance. The CEO explained that the property owner recently purchased this property on which a tree-cutting violation existed and has submitted a vegetation plan.

Members discussed having the applicant consult with York County Soil and Water for a drainage plan.

Dennis Long moved to accept the Best Practical Location Application submitted by Kevin Bougie, to demo the existing camp and outhouses and build a new home no closer than 80 feet from the water. Leslie Berlan seconded; motion passed 5-0.

- **Soltage, LLC, 604 H Road, Map 224, Lot 026:** Members received information for the proposed 18-acre solar array. The applicant will be at the March 5, 2020 Planning Board Meeting to discuss the application.

Director of Planning: Members were given proposed changes to the Town of Acton Zoning Ordinance that have been discussed at Workshops. Members were asked to review the proposed changes and they will discuss at the meeting scheduled February 27, 2020.

Adjournment: The Chair adjourned the meeting at 9:25 p.m.