

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: June 4, 2020

Members Present: Joyce Bakshi, Chair (approved June 11, 2020)
Leslie Berlan
Yoli Gallagher
Dennis Long
Tom Cashin (Alternate)
Jim Crowley (Alternate)

Members Absent: Gavin Maloney, Interim Vice Chair (excused)

Also present: Ken Paul, Director of Planning; Brenda Charland, Land Use Secretary; Jennifer Roux, Town Administrator; Bridgette Whitman; Tim Mahoney; Brad Jones; Brett Pingree; Jim Morin; Ben Smith; Zoom Meeting, Open to the Public with no questions or comments

Call to Order: The Chair called the meeting to order at 6:30 p.m., Jim Crowley was selected as the alternate.

Approval of Minutes

- **March 12, 2020:** Leslie Berlan moved to accept the minutes of March, 12, 2020 as written, Dennis Long seconded. Dennis Long requested a note regarding the Soltage site walk that was scheduled for March 15, 2020 at 4:00 p.m. be added, stating that the scheduled site walk was postponed due to Covid 19. The motion passed 5-0 with the addition of the note regarding the Soltage Site Walk.
- **May 21, 2020:** Dennis Long moved to table the minutes of May 21, 2020 until the meeting of June 11, 2020. Jim Crowley seconded; motion passed 5-0.

Freedom of Information: The Chair stated that the Planning Board received a Freedom of Information Act request from Charles Crespi of GELIA. The Chair read the Freedom of Information Request to members; the request will be filed in the Land Use office. The Chair polled each of the members to see if they had any additional information to submit regarding the Freedom of Information Request, none of the members had additional information.

Old Business:

- **Bridgette Whitman, Application to Modify an Existing Conditional Use for Buzy Bees Daycare, 3000 Milton Mills Road, Map 247 Lot 026:** Ms. Whitman explained that she submitted to members a Driveway/ Entrance Permit from DOT regarding the driveway and a letter from DOT. The CEO reviewed the conditions of the DOT permit and state approval with members. Members reviewed the Permit and letter.

Dennis Long moved to approve the application for modification to the existing Conditional Use for Buzy Bees Daycare to allow 8 children maximum, no employees, 50 trips per day in and out of the driveway per DOT, no backing out of the driveway into the street and hours of operation 6:30 a.m. to 6:00 p.m. Leslie Berlan seconded; motion passed 5-0.

- **Buzzell Road Lot Line Adjustment, Arnie Martel, Buzzell Road:** Members reviewed a plan for the 7-lot subdivision on Buzzell Road approved in 2018. Brad Jones explained there is a 15 foot strip of

land that runs along the front of all seven acres that Mr. Martel had designated for the town. Mr. Jones said that the plan was recorded but was never voted in by the Town of Acton. Mr. Jones stated that they needed to correct the deed showing the change of ownership of the 15 foot strip to private ownership with an easement. The Board discussed holding a Public Hearing, it was decided a Public Hearing was not necessary.

Dennis Long moved to waive a public hearing for the Buzzell Road lot line adjustment. Leslie Berlan seconded; motion passed 5-0.

Dennis Long moved to accept the application submitted by Arnie Martel for lot line adjustment for the 7-lot Subdivision on Buzzell Road. Jim Crowley seconded; motion passed 5-0.

- **Soltage, LLC, 604 H Road, Map 224, Lot 026:** Conditional Use Application for an 18- Acre Solar Array. Jim Morin of Soltage stated a drone tour of the site has been submitted in place of a site walk to be shown to members at the meeting on June 11, 2020.
A Public Hearing is scheduled for Thursday, June 18, 2020 at 6:30 p.m.
- **Grammy Rose, LLC, Route 109, Map 233, Lot 004:** Site Plan Review Application for a Dog Rescue and Sanctuary, Mini Golf Course and Ice Cream Shop. **No action was taken.**
- **York County Agriculture Association, 13th Street, Map 241, Lot 003:** Mineral Extraction Application for a Parking Lot Expansion. No action was taken.

New Business:

- **Subdivision Application submitted by Tim Mahoney, 422 Buzzell Road, Map 211 Lot 010:** Mr. Mahoney explained that he is applying to break away 2 acres to sell from his 27.9 acre lot which is a part of the Hickory Ridge Subdivision. Mr. Mahoney will create a new road, Grady Lane, which will be used to create road frontage for the new lot and to control some of the water runoff from causing problems on Buzzell Road. The Board discussed the storm water runoff plan and decided to send the plans to Ben Smith for review.

Dennis Long moved to accept the Subdivision Application submitted by Tim Mahoney for Map 211, Lot 010. Jim Crowley seconded; motion passed 5-0.

- **Best Practical Location Application submitted by Gerald Cronin, 1564 West Shore Drive, Map 121, Lot 002:** Mr Cronin is applying to demo the existing building currently 26' from the water and rebuild no closer than 49' from the water.

Dennis Long moved to approve the application for Best Practical Location submitted by Gerald Cronin to demo and rebuild no closer than 49' from the water, with the condition the property owner contact York County Soil and Water for a revegetation Plan. Leslie Berlan seconded; motion passed 5-0.

- **Best Practical Location Application submitted by Sean Longley, 1342 West Shore Drive, Map 121, Lot 022:** The Property Owner is applying to demo the existing house, located more than 100' from the water, leaving the foundation and rebuild using the allowable 30% expansion on the existing foundation.

Dennis Long moved to approve the application for Best Practical Location submitted by Sean Longley to demo the and rebuild a home on the existing foundation outside of the 100' mark, with the condition the Property Owner contact York County Soil and Water for a Revegetation Plan. Leslie Berlan seconded; motion passed 5-0.

Adjournment: The Chair adjourned the meeting at 8:45 p.m.