

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: June 11, 2020 (approved 6-18-20)

Members Present: Joyce Bakshi, Chair
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; Kristiina Robinson, Land Use Secretary; Jennifer Roux, Town Administrator; Tim Mahoney; Brad Jones; Brett Pingree; Sarah Delgizio; Dana Libby; Scott McLeod; Jim Domoraki; Will Cote; Dave Cote; Zoom Meeting, Open to the Public with no questions or comments

Call to Order: The Chair called the meeting to order at 6:37 p.m., Tom Cashin was selected as the alternate.

Approval of Minutes

- **March 5, 2020:** Dennis Long moved to accept the minutes of March 5, 2020 as written. Yoli Gallagher seconded; motion passed 5-0.
- **May 21, 2020:** Dennis Long moved to accept the minutes of May 21, 2020 as written. Leslie Berlan seconded; motion passed 5-0.
- **June 4, 2020:** Dennis Long moved to accept the minutes of June 4, 2020 as written. Leslie Berlan seconded; Leslie said that there was an error in the minutes regarding the Martel Lot Line Adjustment. She explained that it should say “voted in at Town Meeting” instead of by the Selectmen. Dennis Long motioned to add a comma after Selectmen and put Town Meeting. Motion failed 5-0. Dennis Long moved to accept the minutes with the correction on the Buzzell Road Lot Line Adjustment to say “voted in by the Town of Acton” and removing the word Selectmen. Leslie Berlan seconded; motion passed 5-0.

Old Business:

- **Subdivision Modification Application submitted by Tim Mahoney, 422 Buzzell Road, Map 211 Lot 010:** Mr. Mahoney talked about the Stormwater Plan; he said that he will be talking with his engineer to see if they can get the runoff down to 8%.

Dennis Long suggested that Mr. Mahoney contact the Lakeside Drive Association to address any concerns they may have. Mr. Mahoney said that he will reach out to discuss any concerns.

A Public Hearing is scheduled for Thursday, July 2, 2020 at 6:30 p.m.

- **Soltage, LLC, 604 H Road, Map 224, Lot 026, Conditional Use Application for an 18- Acre Solar Array:** Brett Pingree presented a video of the site and explained the details of the Solar Array project and answered questions from the Board.

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:** Members reviewed the Site Walk done on March 14, 2020. Sarah Delgizio of North Star Planning discussed some questions on the plan.

A Public Hearing is scheduled for July 9, 2020 at 6:30 p.m.

- **York County Agriculture Association, 13th Street, Map 241, Lot 003:** Mineral Extraction Application for a Parking Lot Expansion. No action was taken.

- **Martel Estates, Arnie Martel, 760 Young's Ridge Road, Map 217, Lots 028-030, Eighteen-Lot Subdivision Application:** Members reviewed a Preliminary Plan Application submitted by Martel Estates on the Lake, LLC for an 18- lot subdivision. The CEO said that the plan was submitted to North Star Planning for review and the Board should have some feedback by the next meeting.

Dennis Long moved to accept the Preliminary Plan application for an 18-lot subdivision submitted by Martel Estates on the Lake, LLC. Leslie Berlan seconded; motion passed 5-0.

New Business:

- **Lake View Orchards, LLC, David Cote, 1149 H Road, Map 220, Lot 002:** Mr. Cote is applying for a Conditional Use Permit to hold formal outdoor events at his Orchard. He explained his plan and after some discussion, the Board decided a Conditional Use Permit is not necessary at this time.

The Board told Mr. Cote that if, in the future, they need to build any structures to hold these events or they are hosting more than 20 events per year with more than 250 guests, they will need to come back to the Planning Board for a Conditional Use Permit.

Tom Cashin made a motion that a Conditional Use Permit is not required to hold events at Lakeview Orchard at this time. Yoli Gallagher seconded; motion passed 4-0-1.

- **Jennifer Bickford, 153 Buzzell Road, Map 216-002:** Conditional Use Application to process and sell firewood. Ms. Bickford was unable to attend and this item will be discussed at the next meeting.

Adjournment: The Chair adjourned the meeting at 8:42 p.m.