

Town of Acton, Maine

Planning Board Meeting

July 2, 2020 (approved July 9, 2020) (Zoom Meeting)

PUBLIC HEARING

Subdivision Modification Application submitted by Tim Mahoney, 422 Buzzell Road Map 211 Lot 010: The Chair opened the Public Hearing at 6:30 p.m. Mr. Mahoney explained that he is applying to break a two-acre lot off of the existing twenty-seven acre lot. He briefly described the modification to the public. The Chair then asked the public if there were any questions or comments; hearing none she closed the Public Hearing.

MEETING MINUTES

Members Present: Joyce Bakshi, Chair, Leslie Berlan, Dennis Long, Gavin Maloney, Jim Crowley (Alternate), Tom Cashin (Alternate)

Also present: Ken Paul, Director of Planning; Kristiina Robinson, Land Use Secretary; Jennifer Roux, Town Administrator; Brad Jones;; Ben Smith; Charles Crespi; Amy Tchao; 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. and announced that Planning Board member Yoli Gallagher has resigned from the Board. She assigned Tom Cashin as alternate for the Meeting.

Approval of Minutes, June 25, 2020: Dennis Long moved to accept the minutes of June 25, 2020. Jim Crowley seconded; motion passed 5-0.

Old Business:

- **Subdivision Modification Application submitted by Tim Mahoney, 422 Buzzell Road, Map 211 Lot 010:** Board members discussed with Mr. Mahoney the erosion from the recent storm and the fire pond on the plan.

Dennis Long moved to approve the application for a modification to a subdivision plan splitting one lot, referencing the plan dated 10-29-19, Hickory Ridge on Map 211 Lot 010. Leslie Berlan seconded; the motion passed 4-0-1 (Maloney).

- **Martel Estates, Arnie Martel, 760 Young's Ridge Road, Map 217, Lots 028-030, 18-Lot Subdivision Preliminary Plan Application:** Brad Jones said that the checklist from Ben Smith at North Star Planning has been reviewed and responded to and that the plans have been updated to reflect those changes.

Dennis Long moved to approve the Martel Estates' Preliminary Plan for an 18-lot subdivision as presented to the Planning Board on June 26, 2020 as complete. Leslie Berlan seconded; motion passed 5-0.

A Public Hearing is scheduled for July 23, 2020 at 6:30 p.m.

New Business:

- **Jennifer Bickford, 153 Buzzell Road, Map 216-002:** Mr. Bickford is applying to cut and sell firewood from his home at 153 Buzzell Road. He said he cuts and sells roughly 150-170 cords of wood yearly and has been doing so for about 5 years. His hours of cutting are usually Monday through Saturday 7:00 a.m. to 4:00 p.m. and Sundays 9:00 a.m. to 12:00 p.m. Mr. Bickford said that his customer base is established and he does not advertise.

Board Members reviewed the Standards Applicable to Conditional Use as outlined in Section 6.6.3.7 of the Zoning Ordinance and found the following to be true:

a	The use will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat; <i>There are no known habitats near the site.</i>	YES
b	The use will conserve shore cover and visual, as well as actual, access to water bodies; <i>There are no water bodies on or near the site.</i>	N/A
c	The use is consistent with the Comprehensive Plan; Use is allowed by zoning and is consistent with Comprehensive Plan <i>The Comprehensive Plan encourages the establishment of small businesses.</i>	YES
d	Traffic access to the site meets the standards contained in this Ordinance; and traffic congestion has been addressed in accordance with performance standards in this Ordinance; <i>The business as outlined does not increase traffic on the access road.</i>	YES
e	The site design is in conformance with all municipal flood hazard protection regulations; <i>The site is not within the flood hazard zone.</i>	N/A
f	Adequate provision for the disposal of all wastewater and solid waste has been made; <i>The business contracts with a company to dispose of waste oil generated from equipment maintenance.</i>	YES
g	Adequate provision for the transportation, storage, and disposal of any hazardous materials has been made; <i>The business contracts with a company to dispose of waste oil generated from equipment maintenance.</i>	YES
h	A storm water drainage system capable of handling a twenty-five (25) year storm, without adverse impact on adjacent properties, has been designed;	N/A

Storm water drainage occurs on the site.

i	Adequate provisions to control soil erosion and sedimentation have been made; <i>The business will not generate any soil / sediment erosion.</i>	N/A
j	There is adequate water supply to meet the demands of the proposed use, and for fire protection purposes; <i>The property owner's well is adequate and the Planning Board requested that a fire extinguisher be mounted in all equipment.</i>	YES
k	The provisions for buffer strips and on-site landscaping provide adequate protection to neighboring properties from detrimental features of the development, such as noise, glare, fumes, dust, odor, and the like; <i>A natural tree buffer exists around the property.</i>	YES
l	All performance standards in this Ordinance applicable to the proposed use will be met; <i>Members' discussion with the property owner revealed that the performance standards have been met.</i>	YES
m	Archeological and historic resources, as designated in the Comprehensive Plan, will be protected. <i>There are no archeological nor historic resources identified on the property.</i>	N/A

The Chair designated Jim Crowley as the alternate for the remainder of the meeting. (Tom Cashin needed to leave the meeting early.)

Dennis Long moved to waive the Land Survey. Jim seconded; motion passed 5-0.

A Public Hearing is scheduled for July 16, 2020 at 6:30 p.m.

Adjournment: The Chair adjourned the meeting at 8:20 p.m.