

Town of Acton, Maine Planning Board Meeting

September 10, 2020 6:00 p.m. (Approved 9/17/20)

REGULAR MEETING MINUTES

Members Present: Gavin Maloney, Interim Vice-Chair, Dennis Long, Nathan Tapscott, John Qua, Chris Whitman, Jim Driscoll (Alternate), Frank Kunkel (Alternate)

Also Present: Ken Paul, Director of Planning; Kristiina Robinson, Land Use Secretary; Ed Walsh, Selectman; Katelyn Long, Video Recorder; Charles Crespi, Joe Ruma

Call to Order: Ken Paul began the Planning Board Meeting at 6:10 p.m.

Review: Ken Paul reviewed sections of the Town of Acton Zoning Ordinance with members. New members received the Town of Acton Zoning Ordinance, the Town of Acton Subdivision Regulations, the Town of Acton Comprehensive Plan, Maine Municipal Association Planning Board Manual, Department of Environmental Chapter 1000, and Proposed Zoning Ordinance Changes.

New Business:

- **C. Tegner Road, 15 Cardinal Road, Map 141, Lot 006, Best Practical Location**

Application: The property owner is applying to demo an existing 4' x 6' shed located 124' from the water and relocate a new 4' x 6' shed further from the water to a gravel pad beside the parking area.

Denis Long moved to approve the Best Practical Location Application as submitted at 15 Cardinal Road for C. Tegner Road. Gavin Maloney seconded; the motion passed 5-0.

- **James Kittredge, 634 West Shore Drive, Map 125, Lot 025, Best Practical Location**

Application: The property owner is applying to demo the existing structure and garage and rebuild a new home further from the water within the allowable 30% expansion.

Dennis Long moved to approve the application for Best Practical Location submitted by James Kittredge at 634 West Shore Drive to tear down the existing structure and garage and rebuild within the 30% expansion no closer than 60' from the high-water mark with the following conditions applying:

1. Property owner will get a revegetation plan from York County Soil and Water.
2. Property owner will be responsible for reducing the impervious surface down to 20% or less.

Seconded by Nathan Tapscott, the motion passed 5-0.

- **Brian and Lisa Long, 131 Flat Ground Road, Map 236, Lot 001, Best Practical Location Application:** The property owners are applying to demo the existing mobile home located in the Resource Protection Zone and replace with a manufactured home. The property owners will demo 3 accessory buildings to comply with the 30% rule and will use and expand the existing slab to accommodate the manufactured home.

Dennis Long stated that he will abstain from this vote because he is related to the applicant.

Nathan Tapscott moved to accept the Application for Best Practical Location to demo the mobile home and three accessory buildings and place a manufactured home no closer than 250' from the Resource Protection. The condition approval is that the expansion of the slab is on the road side, and does not go any closer to the Resource Protection than what exists.

John Qua seconded; the motion passed 4-0-1.

- **Jean Theurkauf, 10 Clifftondale Road, Map 112, Lot 042, Best Practical Location Application:** The property owners are applying to demo the existing structure and rebuild a new home within the 30% allowable expansion. Members discussed the property and relocation of the home and decided a site walk is needed.

Dennis Long moved to schedule a site walk for Saturday, September 12, 2020 at 9:00 a.m.
John Qua seconded; the motion passed 5-0.

Adjournment: Mr. Paul adjourned the meeting at 8:00 p.m.