

# Town of Acton, Maine Planning Board Meeting

September 17, 2020 6:00 p.m.

(Approved 10/1/20)

## 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; Katelyn Long, Video Recorder; Charles Crespi

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

**Designate Alternate Voting Members:** A quorum of regular members was present so it was not necessary to designate a voting Alternate.

**Approval of Minutes:** Dennis Long moved to approve the minutes of September 10, 2020 as written. John Qua seconded, motion passed 5-0.

**Review:** Ken Paul reviewed the Definitions and District Requirements sections of the Town of Acton Zoning Ordinance with members. The Board also reviewed the proposed changes to the Town of Acton Zoning Ordinance relative to Short Term Rentals, Good Neighbor Standards for Proposed Development, Docks and Other Shoreland Construction, Timber Harvesting and Construction of Storage Buildings.

### **Old Business:**

- **Jean Theurkauf, 10 Cliftdale Road, Map 112, Lot 042, Best Practical Location**  
**Application:** The property owner is applying to demolish the existing structure and rebuild a new home within the 30% allowable expansion. Members discussed the site walk that was held Saturday, September 12, 2020. Consensus of the Board was to relocate the new structure no closer than 55' from the shoreland high-water mark.

Denis Long moved to approve the application for Best Practical Location for Jean Theurkauf to demolish the existing structure and rebuild a new home no closer than 55' from the high-water mark.

Seconded by Nathan Tapscott, motion passed 5-0.

### **New Business:**

- **Scott Lansberry, 998 West Shore Drive, Map 124, Lot 016, Best Practical Location**  
**Application:** The property owner is applying to build an 8' x 12' bathroom addition on the existing house, 82' from the water. After reviewing the information submitted by the

Contractor, the Board decided that the condition of approval will be to require that the property owner converts 96 square feet of a non-vegetated area someplace on the property to offset the addition.

Dennis Long moved to approve the application for Best Practical Location submitted by Scott Lansberry at 998 West Shore Drive, Map 124, Lot 016 to build an 8' x 12' bathroom addition on the existing house no closer than 82' from the shoreland high water mark with the condition that the property owner converts 96 square feet of a non-vegetated area to offset the addition.

John Qua seconded, motion passed 5-0.

**Adjournment:** Mr. Paul adjourned the meeting at 8:35 p.m.