

Town of Acton, Maine Planning Board Meeting

November 5, 2020, 6:00 p.m.

(Approved 11/19/20)

MEETING MINUTES

Members Present: Christopher Whitman, Chairman; Gavin Maloney, Vice-Chair; Dennis Long, John Qua, Frank Kunkel (Alternate), Jim Driscoll (Alternate)

Also Present: Ken Paul, Director of Planning; Kristiina Robinson, Land Use Secretary; Mike Morse, Morse Environmental Consultants; Shawn Woods, Woods Construction; Charles Crespi

Absent: Nathan Tapscott (excused)

Call to Order: The Chairman opened the Planning Board Meeting at 6:06 p.m.

Designate Alternate Voting Members: Frank Kunkel was designated as the alternate for the meeting.

Approval of Minutes: Dennis Long moved to approve the minutes of October 15, 2020 as written. Frank Kunkel seconded; motion passed 5-0.

Shoreland Zoning Review: Mike Morse of Morse Environmental Consultants reviewed sections of the Town of Acton Zoning Ordinance relative to Shoreland Zoning with Members. Mr. Morse discussed Non-Conformance Standards, Expansion and Reconstruction of Structures in the Shoreland Zone, Relocations, and Change of Use of a Non-Conforming Structure.

New Business:

- **Tavana, 1052 West Shore Drive, Map 123, Lot 030, Best Practical Location**
Application: The property owner is applying to tear down the existing camp and rebuild a new home within the 30% allowable expansion. Shawn Woods of Woods Construction explained that there are overhead wires that run behind the structure limiting how far back the structure can be moved. Based on these findings, consensus of the Board was to move the new home 15 feet back from current location to be 45' from the high-water mark.

Gavin Maloney moved to relocate the house to be no closer than 45' from the high-water mark with the following conditions applying:

1. The Property Owner will get a revegetation plan from York County Soil and Water.
2. The Property Owner will revegetate at least 1000 square feet of the dirt driveway.

Frank Kunkel seconded; motion passed 5-0.

- **McLean, 77 Stewart Drive, Map 113, Lot 034, Best Practical Location Application:** The Property Owner is applying to tear down the existing cottage and rebuild a new home within the allowable 30% expansion. The existing structure is currently 34' from the road; based on the finding that the structure is already encroaching the front setback, it can not be moved any closer to the road.

Gavin Maloney moved to relocate the new home no closer than 45' from the high watermark and 10' from each side setback, with the following condition applying:

1. The Property Owner is responsible for obtaining a Stormwater Plan from York County Soil and Water.

Frank Kunkel Seconded; motion passed 5-0.

- **Borgal/ Mitchell, 1012 West Shore Drive, Map 123, Lot 034, Best Practical Location Application:** The Property Owner is applying to demolish the existing structure and build a new home within the 30% allowable expansion. The existing structure is 22' from the septic chamber system; based on this finding, the structure cannot be moved any further from the water.

Gavin Maloney moved to relocate the new structure no closer than 44' from the high-water mark with the following condition:

1. The side setbacks must be increased to 8 feet from both sides of the property.

Frank Kunkel Seconded; motion passed 5-0.

Adjournment: Dennis Long moved adjourned the meeting at 8:17 p.m. Frank Kunkel seconded; motion passed 5-0.