

Town of Acton, Maine Planning Board Meeting

March 4, 2021, 6:00 p.m.

MEETING MINUTES

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

Also Present: Michael Gilpatrick, Director of Planning; Kristiina Robinson, Land Use Secretary; Katelyn Long, Video Recorder; Ben Smith, NorthStar Planning; Jim Crowley, Deb Crowley, Jenna Gilbert, Dan Diffin

Call to Order: The Chairman opened the Planning Board Meeting at 6:01 p.m.

Designate Alternate: All members were present so no alternate was named.

Approval of Minutes: The minutes of February 18, 2021 are tabled until the next meeting.

New Business:

- **Jim Crowley: Applecore LLC, 952 Route 109, Map 233, Lot 020, Site Plan Review Application for a Planned Unit Development:** Jim Crowley stated that the property that he owns located at 952 Route 109 is zoned for commercial office space. Mr. Crowley is applying to modify an existing Site Plan Review Permit to mixed use, including residential units as well as commercial office space. He explained that there is not a high demand for commercial office space in Acton and that he would like to rent apartments to help offset the cost of the building. The apartments would be created within the existing structure, so there would be no change to the footprint.

Michael Gilpatrick, Code Enforcement Officer for the Town of Acton, explained to Mr. Crowley that there would be a Fire Marshall's Permit required and a design for the fire walls between the commercial and residential space. Mr. Crowley stated that he has both a Fire Marshall's Permit and a design for the fire wall.

Ben Smith, Planner, explained to members that there is very little change to the site for Mr. Crowley's application, the change would be an amendment to the existing Site Plan Review Permit to allow residential units. Members reviewed notes from the Planner for the application.

Dennis Long moved to approve the application for Site Plan Review submitted by Jim Crowley, Applecore, LLC. Seconded by Jim Driscoll. The Chair asked if there was any discussion.

Dennis Long asked the Planner if he found anything concerning regarding the application. Mr. Smith stated that he did not see any site related issues that would conflict with the ordinance.

Ben Qua asked the Planner if he thought the application was complete. The Planner stated that the application is complete. Jim Crowley asked the Code Enforcement officer if he agreed with the Planner, the CEO stated that he agrees that the application is complete.

Members decided that a site walk was not necessary.

The Chair asked for a vote on the motion to approve the application. Motion passed 5-0.

Pre-Application Meeting for a Proposed 15-Acre Solar Array, Jenna Gilbert; Sevee & Maher Engineers, Inc. representing Kelley Orchards, Sam Page Road, Map 234, Lot 044: Jenna Gilbert and Dan Diffin from Sevee & Maher Engineers presented to the Planning Board information for a proposed 4-megawatt solar array to be placed at the Kelley Orchards on Sam Page Road.

Adjournment: Dennis Long moved adjourned the meeting at 6:46 p.m. John Qua seconded; motion passed 5-0.