

Town of Acton Planning Board Meeting

Thursday October 21th, 2021 6:00pm

MEETING MINUTES

Members Present: Gavin Maloney, Vice-Chair; Patricia Pearson, John Qua

Alternate Member Present: Bevin Corbin

Also Present: Ashley Flynn, Jason Sevigny, Jennifer Nielsen, Scott Nielsen, Tyler Mathews

Call to Order: The Vice-Chairman opened the Planning Board Meeting at 6:00 pm.

Approval of Minutes: John Qua made a motion to approve the minutes of October 7th, 2021. Bevin Corbin seconded the motion; 3-0 - motion carried. Gavin Maloney did not vote; he was not present at the last meeting.

OLD Business

- **Greatest Practical Extent** Kristen Waitt; Map 125 Lot 017:

Tyler Mathews of Lake Living Consultants presented a situation for the greatest practical extent with intentions to demo existing camp and rebuild structure no closer than 80' from the high-water mark. Moving the building from 54' to 80' from the high-water mark. The Planning Board reviewed the plans and found that the application was complete. **John Qua made a motion to approve Map 125 Lot 017 greatest practical extent on the conditions that the building is no closer than 80' from the high-water mark and provide a revegetation plan. Patricia Pearson seconded. 4-0 Motion carried.**

- **Greatest Practical Extent** Mike Hersey; Map 142 Lot 001:

Tyler Mathews of Lake Living Consultants presented a situation for the greatest practical extent with the intentions to demo existing camp and rebuild structure no closer than 100' from the high-water mark. The building will be moved back 75' from the original position. There is also an open deck design for the house facing the water. The Planning Board approved of the location of the house. The Planning Board reviewed the plans and found that the application was complete.

John Qua made a motion to approve Map 142, Lot 001 greatest practical extent on the conditions that the main house is no closer to the 100' high-water mark and the Deck is no closer than 90'. Patricia Pearson seconded. 4-0 Motion carried.

NEW Business

- **Greatest Practical Extent** Jennifer and Scott Nielsen; Map 208 Lot 013:

Jennifer and Scott Nielsen presented their proposal for the greatest practical extent to the Planning Board. Due to a fire, their camp which received more than 50% damage and was a complete loss. Because of the shape and size of the lot they are not able to move its location to meet current setbacks. They are proposing to move the structure back 19' from the high-water mark. The living space of the building will be 24' back from the high-water mark. The new camp will be designed to have a one-bedroom with a functioning septic. The roof will also be sloped for easy snow removal. The septic was designed to be 65' back from the high-water mark. The Planning Board reviewed the plans and found that the application was complete. **John Qua made a motion to approve Map 208, Lot 013 greatest practical extent on the condition that the camp building is no closer the 19' from the high-water mark and replant vegetation. Bevin seconded. 4-0 Motion carried.**

Discussion

- **Round Table Discussion:**

The Planning Board held a round table discussion over some of zoning ordinances definitions to modify and improve them. The specific definition discussed were temporary docks and short-term rentals. The Planning Board will continue their discussion during the next meeting. No definite changes were made.

Patricia Pearson made a motion to adjourn at 7:25 PM. John Qua seconded. All in favor-motion carried.