

Town of Acton Planning Board Meeting

Thursday February 3rd, 2022 6:00pm

MEETING MINUTES (Approved 2/17/2022)

Members Present: Christopher Whitman, Chairman; Gavin Maloney, Vice-Chair; John Qua, Bernard Broder

Also Present: Joseph Ruma, Tyler Matthews, Seth McCoy, David Pepin, Denise Pepin

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

Approval of Minutes: Tabled

OLD Business

- **Seth McCoy's Trucking & Excavating:** 2491 H Road; 207-001. Application for Conditional Use for stump and brush disposal, recycle, and resale of erosion control mulch.

The updated plan from McCoy was reviewed by the Planning Board.

Gavin Maloney made a motion to accept the additions to the Conditional Use Permit for Seth McCoy and approve his conditional Use Permit. Bernard Border seconded, all in favor, motion carried. (4-0)

- **David Pepin- Mineral Extraction:** H Road; 220-07 and West Shore Drive 221-003. Application for Mineral Extraction.

The Planning Board continued their conversation with Mr. Pepin on the project of the gravel pit and their plans for the site. The members of the board had questions for Mr. Pepin to clarify questions about the conditional use application. The discussion ended without any motions.

NEW Business

- **Don Waite- Greatest Practical Extent:** 127 Stonewall Drive 128-003.

Tyler Matthews from Lake Living consultants put forth the presentation for the greatest practical extent for the property on 127 Stonewall Drive. The scope of the project is to tear down the existing camp and rebuild with allowed 30% expansion. A survey was provided to the Planning Board so they could discuss the placement and setbacks. The Planning Board invited Tyler Matthews back for the following meeting on the 17th of February to further the conversation and present more information.

- **Round Table Discussion:** Zoning Ordinance definitions and proposed changes.

The members of the Board went over the deadlines for the proposed changes and emphasized that they need to put forth a motion to establish the number of spaces they will need on the Warrant Articles.

Gavin Maloney made a motion to put forward as 2022 Warrant Articles Ordinances related to Solar Panels, Residential Rental Units, Tiny Houses, Mixed-Use Development & Mineral Extraction Performance Standards. Bernard Broder seconded the motion. All in favor, Motion carried. (4-0)

Bernard Broder made a motion to adjourn the meeting. John Qua seconded the motion. All in favor, Motion carried. (4-0)