

Town of Acton Planning Board Meeting

Thursday February 17th, 2022 6:00pm

MEETING MINUTES **(Approved 3/17/2022)**

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

Also Present: Joseph Ruma, David Pepin, Matt Pepin, Charles Crespi, Dustin Fournier, Rodney Kelshaw, Fly Catcher LLC

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

Minutes: John Qua made a motion to approve the minutes of January 27 2021 and February 3 2022. Gavin Maloney second. All in favor, motion carried. (4-0)

NEW Business

- **Dustin Fournier- Conditional Use:** Hopper Road 237-001 Application for Conditional Use for Hussey Hill Disc Golf Course.

Mr. Fournier presented to the Board the size and location for a proposed disc golf course that if approved will take up 25 to 30 acres of land in the northern part of the property including a parking lot. He would also like to install a small shed as a pro shop to sell gear. There will be selective cutting, stone pathways, t-pads and baskets. The Planning Board discussed the flood zone and how it might affect the plans and layout of the course. The Planning Board would like a full drawn-out map from Mr. Fournier showing the parking lot, buildings, golf course, and water zones.

The Planning Board asked Mr. Fournier some follow-up questions about his operation and business plan;

Will he have bathrooms on-site for the players?

Portable bathrooms will be available until bathrooms are built later.

Time of operations during summer and winter hours?

Mr. Fournier would like to be open from 9 am to dusk in the summer until 8 pm and 4 or 5 pm in the winter.

The Planning Board asked about lighting.

Mr. Fournier doesn't expect people to want to play in the dark but will think about lighting in the parking lot. Signs will be placed near the road at the parking lot driveway.

The Board went over the standards for site plan review with Mr. Fournier. The Planning Board felt that Mr. Fournier has a good understanding of what the Board is looking for when he returns with the updated maps and plans. The Board welcomes Mr. Fournier to come back when he is ready to present again.

OLD Business

- **David Pepin- Mineral Extraction:** H Road; 220-007 and West Shore Drive 221-003.
Application for Mineral Extraction.

Matt Pepin with Rodney Kelshaw came in for a discussion with the Planning Board on the environment and the impacts on the land. The main topic is the wash pool being outside the aquifer protection district and reaffirming that they will only be washing material generated on-site. Matt also proposed a revision of the fence that will be around the washing area and replace it with a berm. The berm would be able to keep ATV out of unwanted areas.

Matt Pepin would like to propose importing materials near the entrance of the site to help with reclamation. This is in case the stockpiles of loam on-site are not enough for the reclamation process. Also, to bring in clay and loam to have a thicker supplement for the reclamation effort and have healthy growth on-site. Another material Pepin's would like to bring in is concrete and asphalt to be able to crush and process them for selling.

Matt Pepin brings up the number of trucks that will be traveling to and from the site. They would like to have 45 trucks per day during operations. He is willing to work with the town to cut the number down. They are proposing that the week of July 4th to have no trucks, knowing that is the busiest time of the summer for the town. He is also proposing the week of Labor Day cutting the number of trucks to 5 per day. Matt Pepin understands that those two weeks are the most important weeks for the town due to tourism and lake crowds.

Rodney Kelshaw from Fly Catcher LLC as a Professional Wetland Scientist and Certified Wildlife Biologist came with Matt Pepin to help answer any questions that the Planning Board might have. The Planning Board went into a discussion about the vernal pools with Mr. Kelshaw. The Planning Board asked Matt Pepin to come back later when he has his revision ready.

Discussion

- **Continuation of proposed June 2022 Zoning Changes:** Zoning Ordinance definitions and proposed changes.

The Planning Board held a round table discussion over zoning ordinance definitions to modify and improve the ordinance. The Planning Board agreed on changes to the articles of:

- Rental Registration
- Structure
- Dwelling Unit
- Tiny House
- Mixed Use
- Solar Energy Systems

The changes were noted by the Land Use Secretary and an updated draft will be available to the Board Member by the next meeting. The next meeting on March 3rd, 2022 will be a public hearing for the proposed zoning changes.

Gavin Maloney made a motion to hold a hearing on March 3rd pertaining to the Zoning Ordinance changes for Rental Registration, Structure, Dwelling Unit, Tiny House, Mixed Use, and Solar Energy Systems, Patricia Pearson second. All in favor, motion carried. (4-0)

John Qua made a motion to adjourn, Gavin Maloney second. All in favor, motion carried. (3-0) Patricia Pearson had left the room.