

Town of Acton Planning Board Meeting

Thursday March 17th, 2022 6:15pm

MEETING MINUTES

(Approved 4/7/2022)

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

Also Present: Jason Sevigny, CEO; Ashley Flynn, William Martin, John Okafe, Stephen Hultin, Doug Shilo, Carl Davis, Dave Pepin, Matt Pepin, Rodney Kelshaw, Kyle Jacobson, Joe Ruma

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

Minutes: **Gavin Maloney made a motion to accept the minutes of February 17 2022. Patricia Pearson second- Motion carried. (3-0 Broder abstained)**

Gavin Maloney made a motion to accept the minutes of March 3 2022. Patricia Pearson second- Motion carried. (4-0)

Old Business

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

Matt Pepin presented some new information to the Planning Board. Which included presentation from Rodney Kelshaw, as well as Kyle Jacobson. The Planning Board discussed with Matt Pepin the information provided in the application needed some updating such as to a letter of authorization for Matt Pepin from the R. Pepin and Sons so that he could speak on the company's behalf. The Board also explained that the current deeds did not coincide with the application that was presented to the Planning Board for the Conditional Use Application.

Carl Davis came in to speak on the behalf of Pepin's donation of land to the Three Rivers Land Trust. Carl Davis gave a small speech to the Planning Board describing what they will be doing with the newly donated land.

- **OKM Property Management LLC, 193 Foxes Ridge Road; 248-009. Application for Conditional Use for Storage Units.**

The property is 44 Acre parcel that includes streams and wetland buffers. The building envelope is about 2 acres sitting outside of the protected areas and buffers. The Planning Board suggested a Site walk, one was not scheduled. The project plans to be cold storage, no power or heat will be available in the storage units. The Storage Units will be managed with a code pad. The code pad function will be disabled after-hours. The Planning Board asked the applicants to come

back to the Board again with some more information, also to update their application from Conditional Use to Site Plan Review.

NEW Business

- **Stephen Hultin:** 74 Avenue B; 146-012. Application for Greatest Practical Extent.

Mr. Hultin came in front of the Planning Board for the Greatest Practical Extent because the renovation is going to be more than 50% of the market value triggers the review. The foundation footprint is going to be staying the same, the building is not moving.

The addition will be a second floor expansion and the garage foundation to be replaced not moved. The deck on the house sits on a concrete pad with a walk-out basement. When looking at the possibility of moving the house back further from the water the septic is in the way. The Planning Board discussed the house's location and different types of footings of the deck being on Sono tubes instead of a concrete pad.

Gavin Maloney made a motion to accept the application for the greatest practical extent from Stephen Hultin at 74 Avenue B, that his structure be located no closer than 22' from the high-water mark. That when looking at the footings of the deck if it's found that the footings are need to be replaced that at that time the cement pad existed which had the size 24' x 10' about be replaced with pervious material. That all the owners' names are presented on the application form. Bernard Broder second, motion-carried. (4-0)

Discussion

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

The Planning Board reviewed some of the changes to the proposed amendments.

Bernard Broder made a motion to adjourn. Gavin Maloney seconded. Motion carried. (4-0)