

Town of Acton Planning Board Meeting

Thursday May 19th, 2022 6:00pm

MEETING MINUTES

(Approved June 16, 2022)

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

Also Present: Jason Sevigny, CEO, Ashley Flynn, Jonathan Kenyon, Mike Demers, Gregg Martinez

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 April 7, 2022. Patricia Pearson second. Motion-carried (4-0)

Gavin Maloney made a motion to accept the minutes of May 5, 2022. John Qua second. Motion-carried (4-0)

Old Business

- **Gregg Martinez:** Iron Tails Saloon 559 Route 109, 148-001 Finalized Site Review.

Mr. Martinez opened the discussion with the Planning Board explaining all the progress and developments that have been made at Iron Tails Saloon. Mr. Martinez told the Board that the wall/fencing is up but they are awaiting the arrival of the gates. The food truck area has been completed. Traffic control pylons are going to be laid out to help with directional travel to create a two-way path around the building.

For outdoor seating, there is an area outside located at the back of the building. It has approximately 34 picnic tables. There are also 5 picnic tables located at the front of the building in the corral area. Mr. Martinez stated that the parking lines have been repainted as requested by the Planning Board.

One of the conditions that was noted for Iron Tails is that outdoor entertainment would be limited to Saturdays and Sundays between 1 pm to 5 pm. Mr. Martinez also understands that he will need to obtain a Mass Gathering Permit provided

by the Select Board for special events. The Planning Board would like to see a new plan drafted for Iron Tails with the updated conditions. One condition that they would like to see the hours of operation.

Mr. Martinez asked for a new condition for his plans of allowing acoustic music. The Board's language and approval for the request go as followed: *During Laconia's Bike Week Tuesday through Friday from 12 pm to 4 pm acoustic entertainment is permitted.*

- **Jonathan Kenyon:** 1505 Foxes Ridge Road; 260-005 Application for Conditional Use for an Auto Repair Shop.

The Planning Board opened the discussion for the conditional use by reviewing standards to conditional uses for the application.

6.6.3.7 Standards Applicable to Conditional Uses

- a. The use will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat; **No**
- b. The use will conserve shore cover and visual, as well as actual, access to water bodies; **N/A**
- c. The use is consistent with the Comprehensive Plan; **Yes**
- d. Traffic access to the site meets the standards contained in this Ordinance; and traffic congestion has been addressed in accordance with performance standards in this Ordinance; **Yes**
- e. The site design is in conformance with all municipal flood hazard protection regulations; **N/A, not in a flood zone.**
- f. Adequate provision for the disposal of all wastewater and solid waste has been made; **Yes,**
- g. Adequate provision for the transportation, storage, and disposal of any hazardous materials has been made; **Yes, Clear Harbor business account.**
- h. A storm water drainage system capable of handling a twenty-five (25) year storm, without adverse impact on adjacent properties, has been designed; **Yes**
- i. Adequate provisions to control soil erosion and sedimentation have been made; **Yes**
- j. There is adequate water supply to meet the demands of the proposed use, and for fire protection purposes; **Yes, Fire extinguishers**
- k. The provisions for buffer strips and on-site landscaping provide adequate protection to neighboring properties from detrimental features of the development, such as noise, glare, fumes, dust, odor, and the like; **Yes**

- I. All performance standards in this Ordinance applicable to the proposed use will be met; **Yes**
- m. Archeological and historic resources, as designated in the Comprehensive Plan, will be protected; **N/A**

The Planning Board scheduled a public hearing for June 16th at 6pm. The Board told Mr. Kenyon to add the following condition to the site plan for the next meeting. The Planning Board has requested that Mr. Kenyon bring a receipt or other form of contract from the person that picks up waste oil as well as the company removing hazardous chemicals. The Board requested that Mr. Kenyon to add the following conditions to the site plan.

The Planning Board would like to see the following on the plans;

- Operating hours 7am to 9pm Monday through Saturday, doors closed after 5 pm
- Adequate fire protection; fire extinguisher present
- Reseeding slopes around the garage
- 10 parking spaces maximum
- Waste oil disposal

John Qua made a motion to adjourn. Patricia Pearson second, all in favor, motion passed. (5-0)