

Town of Acton Planning Board Meeting

Thursday July 7th 2022 6:00pm

MEETING AGENDA

Members Present: Christopher Whitman, Chairman; Gavin Maloney, Vice-Chairman; Bevin Corbin, Patricia Pearson

Also Present: Jason Sevigny, CEO

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

The minutes of the meeting of May 19, 2022, were tabled because a few corrections needed to be made.

The minutes of May 19, 2022 were reviewed.

A motion was made by Gavin Maloney to approve the minutes of May 19, 2022. Patricia Pearson seconded the Motion. All in favor, motion carried 4-0.

OLD Business

- **Acorn Storage:** Pat Stevens, 780 Milton Mills Road, 240-014 Site Plan Review
Pat Stevens presented a plan for a mini storage building. He would like to add a boat storage area behind the building and add grass to the area. He is also proposing to maintain a 30 to 40 foot gravel area around the building. The question was asked to Pat Stevens, how many boats are you planning to store? Would he also be storing trailers? There would not be a fence around the area. The storage area will not be considered a boat yard because there would not be any sales, service or repairs performed at the facility. The existing driveway will not be used, loam and seed will be used to revegetate and stabilize the area to avoid sand from leaching onto the road. The business would operate during daylight hours only.

A site walk will be done prior to the next meeting on July 21, 2022 at 5 p.m. A mailing to the abutters would be done. The 10 day notice timeframe would be observed. Before the site walk the four corners of the building will be marked out, and the boat storage area will be delineated.
- **John Polizotti:** 104 Jericho Way, 109-043 Conditional Use for permanent bridge/ water crossing.

A conditional use permit is sought for a permanent bridge. The bridge would be installed giving consideration to the slopes of the land and with resource protection in mind. The

bridge location is off Great East Lake and over Roger's Brook. The general requirements state that:

"No causeway bridge, marina, dock, wharf, or permanent structure shall be constructed in/on/over or abutting any great pond nor shall any fill be deposited or any dredging done without a permit from the Department of Environmental Protection and the Code Enforcement Officer. No causeway, marina, dock, wharf, or permanent or floating structure shall extend more than 10% the width of any stream measured at its normal high water mark so that would be at 50 feet. A 50' long bridge would have coverage of five feet of the stream or 20% as 2.5 feet at either side of the stream. The access from the shore shall be developed on soils adequate for such use and constructed as to control soil erosion and the location shall not interfere with any existing developed or natural beach areas located to minimize adverse effect or fisheries. No structures are to be on top of the bridge or abutting it.

A temporary structure is not feasible because it would disturb the soil and underlying wet lands. This would not compromise anyone's access as the center of the bridge would be raised high enough and the water there is very shallow. Archeological and historic resources are being protected.

The application is complete.

A motion was made by Gavin Maloney to accept the conditional use permit for John Polizotti, 104 Jericho Way, complete as written and should be put to a Public Hearing. Patricia Pearson seconded the Motion. All in favor, motion carried 4-0.

Letters would be sent to the abutters. A verified surveyor's map, with the bridge placement marked, would be required.

New Business

- **Robert Rothwell:** 2304 Milton Mills, 241-006-001 Conditional Use for a food truck named Bob's Ugly Bagels. Is seeking a conditional use Permit for a food truck on the vacant lot located on the corner of Milton Mills and Route 109. The trailer is self-contained and state certified. It has been inspected and meets all fire and safety codes. Mr. Rothwell has a written agreement with John Mapes to use the property for the location of the food trailer. Mr. Rothwell was in contact with Maine DOT to verify the entrances to the property. The planning board described what they wanted on a site plan, location of the trailer, entrances, picnic tables and porta-potties. A site walk was scheduled for July 21, 2022 at 5:30 p.m. Hours of operation are proposed 6am-2pm. It was suggested to make his hours

broader to accommodate special events that Mr. Rothwell would like to cover. Mr. Rothwell will be removing all trash at the end of every day.

Adjournment

Bevin Corbin made a motion to adjourn, Patricia Pearson second. Motion carried (3-0)