

# Town of Acton Planning Board Meeting

**Thursday August 4<sup>th</sup>, 2022 6:00pm**  
**MEETING MINUTES**

**Members Present:** Christopher Whitman, Chairman; Patricia Pearson, John Qua

**Also Present:** Jason Sevigny, CEO

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

## **Old Business**

- **Acorn Storage – Public Hearing:** Pat Stevens, 780 Milton Mills Road, 240-014 Conditional Use Application for a mini storage building.

Joe Stanley of LinePro Surveying presented the proposed application for a mini storage building. A proposed 13,400sqft of impervious surface where the building will be located along with 16000sqft area of grass to be utilized a for extra storage. The building will be a 2400sqft metal building for storage with no utilities, but will have solar powered lighting. Spill kit will be onsite in case any cleanup needs to take place.

No one came forward to ask any questions pertaining to the application for Acorn Storage

**The Chairman closed the Public Hearing for Conditional Use Application for Pat Stevens and Acorn Storage.**

**Patricia Pearson made a motion that the Planning Board approve the application for Acorn Storage and Patrick Stevens on Milton Mills Rd; Tax Map 240, Lot 014 with the condition that the clean-up kit will be on site, clearly marked and easily accessible. John Qua seconded, all-in favor, motion carried. (3-0)**

- **John Polizotti – Public Hearing:** 104 Jericho Way, 109-043 Conditional Use for permanent bridge/ water crossing;

Mr. Polizotti discussed the application for Conditional Use for the proposed permanent bridge / water crossing. Mr. Polizotti stated that he applied to the DEP for a Permit-By-Rule the application was approved by field agent Chris Dixon on May 19th. He also notified the Army Corp of Engineers of the proposed project in which it was stated that he would not need any additional permits from their agency. On May 29<sup>th</sup> Mr. Polizotti went in front of the Rogers Brook Association in which they voted (18-0) in-favor for the proposed bridge / water crossing. The Bridge is proposed to be 50-60feet by 4ft wide, with a center section that is raised to allow kayakers to pass under.

Claire Cullinane – abutter of 104 Jericho Way asked how far the bridge crossing was going to be from the property line. It was responded that at minimum of 10 feet. Mrs. Cullinane presented documentation of how Rogers Brook has changed over the years due to development and erosion.

**The Chairman closed the Public Hearing for the Conditional Use Application for John Polizotti's bridge crossing.**

Planning Board member John Qua asked if Roger's Brook was navigable by motor boat. Mr. Polizotti responded that it is not navigable by motor boat but does allow for canoes and kayaks.

The Chairman decided to continue the review of the Conditional Use Application at the following Planning Board meeting when more members would be present to more in depth the discussion.

**Patricia Pearson made a motion to move the decision to the next meeting where more members will be present. John Qua seconded, all-in favor, motioned carried (3-0)**

**More information and details of the Public Hearing can be found on Acton's Channel 26 APAT. The link can be found on Acton's website homepage.**

- **Anthony Albanese:** 249 7<sup>th</sup> Street; Map 151, Lot 028. Application for Greatest Practical Extent;

Todd Bresett of Bresett Carpentry was present to represent his client Anthony Albanese for an application for Greatest Practical Extent. The applicant is proposing to leave the existing foundation and remove the existing structure and rebuild with the allowed 30% expansion using the allowed calculation by Volume. The Camp is approximately 35' from the high-water line. There are concrete patios that will be removed and revegetated in order to decrease the 20% Lot coverage from 36.17% to approximately 33.8%.

Directly behind the camp is a 50" retaining wall and also the ejector pump for the septic field located on top of the hill in the driveway. Patricia Pearson asked how the stormwater flowed from the property, are there provisions in place to keep the run-off from entering the lake. The applicant is proposing to remove a concrete patio that will help with retaining some of the stormwater from entering the lake.

The Planning board scheduled a site walk for August 18 2022 at 5pm so that they could get a better idea of what the stormwater does on the property.

- **West Shore Acres:** West Shore Dr; Map 128, Lot 007-001. Application for Subdivision Preliminary Plan;

Joe Stanley of LinePro Surveying presented the application for Subdivision of West Shore Acres. The land is owned by Scott Matthews. The land is situated on 18 acres with road frontage on West Shore Drive and Nicholas Lane. The Matthews are seeking the approval to break off two lots from the original 18 acres, one lot on West Shore Dr and another lot on Nicholas Lane. Leaving the remainder 14.3 acres as one lot of record. Both properties were inspected for wetlands, neither of those lots presented any wetlands. Two test pits on each proposed lot were done to ensure that septic systems could be placed on the property. A discussion was held about a possible forested wetland that may be present approximately 200 yards away from the lot located on West Shore Dr.

A site walk was scheduled for Wednesday, September 17<sup>th</sup> 2022 for 5PM

## **New Business**

**Patricia Pearson made a motion to adjourn. John Qua second, all in favor-  
motion carried. (3-0)**

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