

Town of Acton Planning Board Meeting

Thursday August 18th 2022 6:00pm
MEETING AGENDA

Call to Order

Members present:

Chairman Chris Whitman, Vice Chairman Gavin Maloney, Patricia Pearson, John Qua, Bevin Corbin

Designate Alternates as Necessary

Approval of Minutes:

Patricia Pearson made a motion to approve the minutes of the July 7, 2022 meeting. Gavin Maloney seconded the motion. All in favor, motion passed 5-0.

Patricia Pearson made a motion to approve the minutes of the July 21, 2022 meeting. Gavin Maloney seconded the motion. All in favor, motion passed 5-0.

Joe Stanley presented the map of the site plan pertaining to the Conditional Use application for Acorn Storage. 780 Milton Mills Road; Tax map 240, lot 014. The Planning Board signed off on the site plan approving all conditions.

Bob's Ugly Bagel's, Map 241-006-001, appeared before the Planning Board with a plan for the Conditional Use Application presented to the Planning Board for final approval. The Planning Board approved all conditions.

Old Business

- **Anthony Albanese:** 249 7th Street; Map 151, Lot 028. Application for Greatest Practical Extent
A plan for stormwater mitigation was reviewed to help minimize the stormwater entering into the lake. A concrete pad located at the bottom of the stairs from the driveway will be removed, crushed stone and a retaining wall with natural vegetation would be installed. There is a 20 x 18 area for storm water to drain and it will be pitched away from the building.

John Qua made a motion to approve the application for Greatest Practical Extent for 249 7th Street. It is a tear down with a condition to eliminate the storm water drain pipe to the lake by using gravel, stone and natural vegetation under the deck. Where the current concrete pad exists and will be removed. The second condition is the project will reduce from 36.17% lot coverage to to a minimum of 33.8% lot coverage. Bevin Corbin seconded the motion. All in favor (4-0) with Gavin Maloney abstaining because he was not present at the site walk.

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

Matthew Pepin presented the vernal pool studies of the site. Plans have been revised on both properties delineating wetlands. The wash plant area and the offsite materials areas have been designated outside of the aquifer protection district. The vernal pools have been marked and located on site. A site walk is to be scheduled to view the area. The Board would like to see a 250' flagged area around the vernal pools marked with flags. Matt Pepin stated that the surveyor could mark the edge of the extraction area with a GPS system. Bevin Corbin was concerned with erosion control measures. Matt Pepin stated they were covered under codes.

Matt stated that it would take about two weeks to get everything loaded up to the system. Gavin Maloney wanted to see the resource protection area marked. Patricia Pearson would like the coordinates pinned. Matt stated that the wetlands would be flagged and a tape could be run to see the 250-foot buffer. A site walk would take about four hours as there are two extraction sites.

Gavin Maloney stated that the Board would like to see the 250-foot buffer area from the vernal pools, the overlap areas of operations, at the wash plant they need to visualize the buffer in the vicinity of the road, and the 75-foot resource protection buffer and the driveway to the smaller extraction site, and they propose going through the resource protection area to see any other viable alternatives. The areas to be flagged would start with the wash plant area, up to the pump area.

The site walk would be Saturday, August 27, 2022 at 9:00 a.m.

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

Joe Stanley, with LinePro Land Survey presented a plan on behalf of the Matthew's Family regarding a land subdivision. The lot is 18 acres and two conveyable two acre lots are being subdivided. There is adequate road frontage for each lot. The land is in a rural zone. The abutters have been notified. A separate deed will be created when the land is sold. The Road Commissioner, the Fire Department, and the Superintendent of Schools have been notified. Dwelling numbers for roadways have been created. Joe Stanley stated that he would prefer to have a public hearing sooner rather than later. He feels this is not a confrontational project. Patricia Pearson would like to read the State Statute regarding subdivision. Joe stated he would bring more

information to the next meeting. Patricia Pearson would like a call to MMA. Jason Sevigny said he would call the Town's Attorney regarding the Statute. Joe stated he would bring more information to the next meeting. Regarding the Public Hearing, notice must be given 10 days in advance in the newspaper, 7 days in advance for letters for abutters.

Gavin Maloney made a motion to schedule a Public Hearing for the Application for the Preliminary Subdivision Plan on September 1, 2022. John Qua seconded the motion. All in favor, motion passed (5-0).

New Business

- **Michael and Tammy Murray:** 168 Grandview Rd; Map 110, Lot 015 Application for Greatest Practical Extent

Dave Hart from Street Design is the architect for the project. He presented an existing site plan and the proposed site plan. The homeowners would like a new configuration including a full frost wall and crawl space. The lot coverage calculation is 31.1% and this would be an allowed 30% expansion. The existing coverage is 31,1% and the new coverage is unknown. A new septic system will be installed after the old system is removed. A new well will be installed also. The home will be moved eleven feet back. The Board would like to see the impervious surface calculation, a deed, a well and septic location on the plan. A site walk is scheduled for September 1, 2002 at 6:00 p.m.

Pending Projects

- **Camp East Shore Drive LLC:** 14 East Shore Drive; 147-048 Application for Conditional Use for Camp Kita.

John Polizotti: 104 Jericho Way, 109-043 Conditional Use for permanent bridge/ water crossing.

Adjournment:

Gavin Maloney made a motion to adjourn the meeting. Bevin Corbin seconded the motion. All in favor, motion passed 5-0.