

Town of Acton Planning Board Meeting

September 1 2022 6:00pm

MEETING AGENDA

Call to Order

Members Present

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

Designate Alternates as Necessary

Approval of Minutes: Pat Pearson made a motion to accept the minutes of the August 14, 2022, meeting. John Qua seconded the motion, all in favor, motion carried, 5-0.

Old Business

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

Matthew Pepin returned to the Planning Board to discuss the recent site walk. Ben Smith, consultant from North Star Planning also was present at the meeting. The Board outlined what the procedure would entail after the application was complete. Within thirty days of completion, there would be a public hearing then the Board would act/vote on the decision. To complete the application there is still concern regarding traffic at the entrance from H Road and how the aquifer would be impacted. Gavin stated that perhaps the memo drafted by Ben Smith from NorthStar could be reviewed.

- There would need to be DEP permits for each vernal pool area.
- A transportation study including site lines would need to be done to determine the impact to H Road regarding safety and usage. Would the entrance be safer on West Shore Drive could be addressed.
- How many trucks each day would use the entrance needs to be quantified. Matt Pepin stated that they requested approval for 50 trucks each day, but much less traffic would occur on a regular basis.
- The Wetlands study stated that the vernal pools provided significant wildlife habitat to salamanders, shrimp, wood frogs, and contained egg masses.
- The Department of Inland Fisheries and Wildlife recommended that buffers on streams be increased from 75 feet to 100 feet. The law would need to be checked in regards to the buffer.
- A culvert under the road would need to be visualized on a subsequent Site Walk.

- The traffic access and congestion states that a sight distance is 430 feet in either direction and this needs to be increased by 25 feet in either direction.
- H Road could need some accommodations that might include widening the road, reducing the speed limit, and posting of “Trucks Entering” signs. The Board recommended a traffic study be done by a traffic study licensed engineer.
- Waste water disposal and solid waste disposal need to be addressed. Matt stated that a dumpster would be placed and the location would be on the next set of plans.
- Storm water drainage from the drained extraction areas need a DEP Permit and the plans for development of the maintenance area need to be outlined.
- The Maintenance building is subject to permitting.
- The screening and crushing areas need to be kept away from the roads.
- Would an escrow account need to be established in relation to the maintenance building. It is not a temporary shelter or building. Would a bond be required for removal, reclamation? The Town Attorney could be consulted regarding this matter.
- Would a well be located at the wash site? A septic system would be located at the maintenance building. Area needs to be marked on the plan.
- The pond liner would be clay and silt easily filled in and reclaimed.
- What fencing would be required around the pond area? Matt stated that a 5-foot stabilized berm would encircle the pond. Is this adequate to keep children out of the pond. Question of fence vs. berm needs resolution.
- Where would fuel tanks be located? Would they be locked?
- Would snowmobile access continue to be provided? Would trails be well marked? Matt stated that there would not be any trails in extraction areas and the property line would be posted.
- Operating hours would be from 7:00 am to 12 noon on Saturday. There would not be any crushing, hauling on Saturday from Memorial Day to Labor Day.
- No blasting is proposed at this site.
- Is this an area of an historical homesite? Native American or Pre-colonial? Archeological survey should be done.

A second site walk of the area would be done on September 24, 2022 at 9:00 am. At the next meeting, the applicant should provide the operational manual, bring the engineers, have revisions to the plan completed, have new plans to be submitted prior to the meeting with clear objectives outlined. The Board will then determine plan completeness, and schedule a public hearing.

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

Joe Stanley was present to answer any question for the public hearing regarding the subdivision. Only 2 members of the public were in attendance. The public Hearing was closed.

The Town Attorney stated that the area was a 3-Lot subdivision: Lot 1 is 2 acres, Lot 2 is 2 acres, and Lot 3 is 14.29 acres. He stated the sub division cannot be denied. Gavin wanted a reference to a legal document. A reference 4401 was found; Title 38- subdivision 30A. This provided the definition of a subdivision that stated contiguous land in same ownership, sharing a common border, and touching.

The matter was rescheduled for another public hearing and the presentation of a final plan.

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

Craig Burgess with Sebago Technics and representatives of Camp Kita were present.

The reorganization of the camp was discussed including plans to move in pre-constructed cabins, move a turn around area, adapting some trails for ADA compliance and the installation of a storm water drainage system. There would be minimal excavation, The well house would be used 3 weeks during the summer. They are applying for a water and disposal permit.

The Board questioned the possibility of gas/oil leakage. The engineer stated that oil booms with catch basins could be installed. Rip-wrap would be swapped with erosion control fabric.

A site walk was scheduled for September 15, 2022 at 5:00 p.m. The Board would progress after the site walk, when the application was complete, after the check list complies with the ordinances and after a public hearing.

The Camp will be used for educational purposes as a non-residential facility for scientific or nature studies.

A Vernal pool study was done and a blocked culvert was reported to Maine DOT. No essential habitats were affected. The natural wooded buffers would not be disturbed.

New Business

Pending Projects

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