

Town of Acton Planning Board

Meeting

October 6th, 2022 6:00pm

MEETING AGENDA

Call to Order

Member's present: Chairman Chris Whitman, Vice Chairman Gavin Maloney, Patricia Pearson

Designate Alternates as Necessary

Approval of Minutes

Old Business

- **West Shore Acres: (Public Hearing)** - West Shore Dr; Map 128, Lot 007-001.

Application for Subdivision Preliminary Plan:

Joe Stanley, representing the Matthews Family spoke about the 18-acre parcel of land being subdivided into 2 acre lots. A buffer zone is to be created around the edges of the lots. There was no public comment.

- **Camp East Shore Drive LLC: (Public Hearing)** 14 East Shore Drive; 147-048

Application for Conditional Use for Camp Kita:

Information for the Public Hearing regarding Camp Kita was presented by Craig Burgess regarding the use of the bereavement camp to be used for three weeks during the summer. Charles Hydak asked if the Fire/EMS would be able to access all cabins and areas of the Camp and was told the trails would be 14 feet wide and most would be ADA compliant.

Gavin Maloney made a motion to accept the plan for Camp Kita for conditional use. Pat Pearson seconded the motion. All in favor, approved 3-0.

The requirements that need to be met for final approval are:

1. A lighting plan needs to be presented.
2. Identification of which large trees will be removed must be outlined.
3. A tree buffer on the west side of the property must be maintained.
4. A clear statement of operational use hours and dates are to be outlined during the time from Memorial Day and Labor Day and how often will the Camp be periodically rented to others should be presented.
5. Access by Permission only signs need to be visible.
6. A buffer should be maintained on the property line between the Camp and the Iron Tails Restaurant.
8. A signature block needs to be added to the plan submitted.

The Camp representatives will meet with the Planning Board again on October 20, 2022.

• **Michael and Tammy Murray:** 168 Grandview Rd; Map 110, Lot 015

Application for Greatest Practical Extent – schedule a site walk for applicant

The plans were discussed and conditions for approval were outlined.

1. The plan needs a proposed well and septic placement away from the water supply.
2. The expansion is to be at 30%. The volume has been adjusted by decreasing the roof pitch and the change was 31.2% to 27.8%.
3. A storm water drainage plan needs to be in place.

A motion was made by Pat Pearson to accept the application for greatest practical extent from The Murrays with conditions to include the structure is 31 feet from the high-water line. Seconded by Gavin Maloney. All in favor, passed 3-0

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

Kyle Jacobson from St. Germain gave an update on the progress of the mineral extraction area.

1. Diane Mortenson, the Traffic Engineer, visited the site and gave guidance on signage necessary for safety.
2. Dana Libby measured the sight distance and stated it was 500 feet. Brush does need to be cleared at the 400-foot mark.
3. An archaeological investigation firm from Portsmouth, NH, has been engaged to determine the location of the Smith Homestead site, found on an 1856 map.
4. A Prehistoric archaeological survey for portions of the property below the 640-foot contour line. The Maine State Historic Preservation Commission would look for native people on the 250-acre site. But the survey could be decreased to 25 to 30 acres on just the homestead location.
5. The DEP permits need to be seen before the approval can be given. The vernal pool buffer cannot be approved for delineated boundaries until all required State permits are received. The permits have not been applied for at this time.
6. The road is in a resource protection District and should be moved.
7. 3 Rivers Land Trust will be receiving a donated easement of 92 acres in the center of the site, which will be decreased by the 100-foot buffer area.
8. The glacier deposits are near the vernal pool buffers, but contain valuable materials.
9. Signs need to be placed near existing trails to keep people out of the active pit area.
10. The three wash ponds need fencing to keep children out of the area.
11. The 14.6-acre wash and stockpile area need a storm water protection area.

12. The wells on the property need to be marked.
13. The wash pools and retention ponds need to be moved from the vernal pool buffer areas to avoid silt seeping into the ground water. A 100-foot buffer is requested rather than a 75-foot buffer.
14. In the Resource Protection District, the roads need to be moved and revegetated. Kyle questioned whether a waiver was available for the existing road. The Town Ordinance was read regarding roads and revegetation. No vehicular traffic is allowed on old abandoned roads.
15. A memo from August 11, 2022 to Ben, from NorthStar Planning was read.

A meeting will be scheduled on October 20, 2022, so that a new application will be presented and the manual and map updated. The DEP permits must be applied for because the Town is more stringent than the DEP.

All buildings/debris/and equipment must be removed within 30 days of completion of the site use. A question was raised if bond/escrow was required for the guarantee of building removal.

Pending Projects

1. Camp Kita
2. Mineral Extraction, Pepin

Pat Pearson made a motion to adjourn the meeting, Gavin Maloney seconded the motion. All in favor, motion passed 3-0.