

Town of Acton, Maine

Meeting Minutes

November 17, 2022 6:00pm

Members Present:

Gavin Maloney, Vice Chairman, John Qua, Bevin Corbin

Members Absent:

Chris Whitman – Chairman, Patricia Pearson

Also present:

Jason Sevigny - CEO

Pledge of Allegiance

Approval of Minutes: October 20th, 2022

John Qua – Motion to table the October 20th, 2022 meeting minutes until they have been reviewed.

Bevin Corbin – Second the motion, Motion was passed – 3-0.

New Business

- **Anthony Albanese:** 249 7th Street; Map 151, Lot 028, Application for Greatest Practical Extent (Revision)

Todd Bresett of Bresett Carpentry approached the Planning Board for a revision of the Tony Albanese project. He wishes to no longer utilize the existing foundation for the project. After further examination the structure of the foundation is compromised due to cracking. He is asking the Board for the approval to remove the existing foundation and install a new poured foundation in the same footprint of the existing foundation. John Qua confirmed from Todd

Bresett that the new poured foundation would be the same footprint as the existing foundation. The Planning Board determined there were no issues with this proposal.

John Qua: Made the motion to approve the Greatest Practical Extent application for Anthony Albanese at 249 7th Street; Map 151, Lot 28 to include replacement of the existing foundation.

Gavin Maloney: Second, Motion Passed: 3-0

- **Stephen and Elizabeth Thayer:** 782 West Shore Drive; Map 125, Lot 012
Application for Greatest Practical Extent

Stephen Thayer approached the Planning Board to seek approval to demo the existing camp down to its existing foundation and build a new structure on its existing foundation while adding the allowed 30% expansion, thus keeping the same footprint. He is also planning on building a new detached 24'x28' detached garage outside the 100' shoreland buffer.

Following the proposal by Mr. Thayer, the planning board began discussion on the distance of the existing dwelling from the body of water located in front of the property and if there was availability to back the new structure further from the water. When discussing moving the structure back further from the water it was determined that it would impact the existing septic system that was installed in 2021. It was also determined that moving the structure back would require the existing foundation to be removed and a new foundation to be installed. The planning board also inquired if more than 20 percent lot coverage had been reached. It was determined that the 20 percent lot coverage would not be met with

the new garage and rebuilt dwelling. It was determined there were no issues with the proposal.

John Qua: made the motion to approve the application for Greatest Practical Extent at 782 West Shore Drive Map/Lot 125-012, with the stipulation that the existing foundation be used and the building is no closer to the water than the current 47'6".

Bevin Corbin: Second, Motion Passed – 3-0

Old Business

- **David Herbert: 55 Red Gate Lane:** Map 119, Lot 005. Application for Conditional Use for RV and Boat Storage along with potential future winterization and detailing services.

David Herbert approached the Planning Board with an updated application for the proposal of RV and boat storage along with possible winterization and detailing services. After reviewing the site map, the planning board requested the 250' Shoreland Zone buffer be documented on the final map proposal. The planning board then reviewed the conditions expected from Mr. Herbert detailed in section

6.6.3.7:

- A.** The use will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat; **YES**
- B.** The use will conserve shore cover and visual, as well as actual, access to water bodies; **YES (With a berm to be added to the North side of the lot.)**

- C. The use is consistent with the Comprehensive Plan; **YES**
- D. Traffic access to the site meets the standards contained in this Ordinance; and traffic congestion has been addressed in accordance with performance standards in this Ordinance; **YES (With an addition to the proposed lot map of where the rows of boats would be located in order to illustrate that emergency services would be able to navigate the storage area.)**
- E. The site design is in conformance with all municipal flood hazard protection regulations; **YES**
- F. Adequate provision for the disposal of all wastewater and solid waste has been made; **YES (With the condition that there is some sign or pamphlet provided that states that anti-freeze will not be drained on site.)**
- G. Adequate provision for the transportation, storage, and disposal of any hazardous materials has been made; **YES (Include a note that if any hazardous wastes are to be used in the future the applicant will return to the Planning Board for further evaluation. Also at this time a spill kit will be required on site.)**
- H. A storm water drainage system capable of handling a twenty-five (25) year storm without adverse impact on adjacent properties, has been designed; **YES**
- I. Adequate provisions to control soil erosion and sedimentation have been made; **YES**
- J. There is adequate water supply to meet the demands of the proposed use, and for fire protection purposes; **YES**
- K. The provisions for buffer strips and on-site landscaping provide adequate protection to neighboring properties from detrimental features of the development, such as noise, glare, fumes, dust, odor, and the like; **YES**
- L. All performance standards in this Ordinance applicable to the proposed use will be met; **YES (With the condition that the locations of the security lighting (motion sensor lights) be identified on the site map. Also make a note of 150 boats maximum on the proposed plan map.)**

M. Archeological and historic resources, as designated in the Comprehensive Plan, will be protected. YES

The planning board determined the conditional uses had been met and that a public hearing would need to be set. CEO Jason Seigny proposed setting the public hearing for the 15th of December.

John Qua: Made the motion to set a public hearing for the Conditional Use Application at 55 Red gate lane, Map/Lot 119-005 on December 15th, 2022 @ 6:00pm.

Bevin Corbin: Second, Motion Passed: 3-0

Pending Projects

- **David Pepin- Mineral Extraction:** H Road; Map 220, Lot 007 and West Shore Drive Map 221, Lot 003. Application for Mineral Extraction.
- **Camp East Shore Drive LLC:** 14 East Shore Drive; Map 147, Lot 048 Application for Conditional Use for Camp Kita.

Bevin Corbin – Made the motion to adjourn the planning board meeting. **John Qua** – **Second, Motion passed- 3-0**