

Town of Acton, Maine
Planning Board Meeting Minutes
Date: December 15th, 2022

Members Present:

Gavin Maloney (Vice Chairman), John Qua, Patricia Pearson, Bevin Corbin

Members Absent:

Chris Whitman (Chairman)

Also Present:

Jason Sevigny (Code Enforcement Officer), David Riley (Land Use Assistant)

Pledge of Allegiance

Approval of Minutes:

John Qua – Motion to pass the re-written October 20th, 2022 meeting minutes with a change to page 5 that removes “asphalt and asphalt rebar” from the minutes.

Patricia Pearson – Second the motion, Motion Passed – 4-0

John Qua – Motion to table the November 17th, 2022 and December 1st, 2022 Planning Board Meeting Minutes until the board has time to properly review them.

Bevin Corbin – Second the motion, Motion Passed – 4-0

New Business:

(Public Hearing)

Dave Herbert: 55 Red gate Lane, Application for Conditional Use for RV and Boat Storage and Winterization. Map 119; Lot 005:

Dave Herbert approached the Planning Board with an updated site plan map with the additional information recorded on it that was requested by the Planning Board from the previous meeting. Mr. Hebert then described to the public what he had proposed to the Planning Board for his Conditional Use Application. After the overview of the intended uses, the Planning Board opened the floor to the public for any questions or comments.

Acton Resident Joe Ruma asked Dave Hebert if there was going to be a structure built on the site? Dave explained that a structure is something they could consider in the future but nothing had been planned at this time. Following Joe Ruma, Acton resident Linda Leck commented that she fully supports Dave Herbert and his proposal.

There were no further comments from the public and the public hearing was closed. The board moved on to other business and stated they would return to Dave Herbert when the other business had concluded.

Stewart and Christine Spencer: 31 Tanzella Drive, Application for Greatest Practical Extent. Map 151; lot 035:

Adam Morin approached the Planning Board on behalf of Stewart and Christine Spencer to explain the construction proposed. The objective proposed is to lift the entire dwelling and install a new foundation under the dwelling where there was no foundation previously. Also, three rows of block will be added to the existing foundation in order to provide greater head room in the basement. The Planning Board and Adam proceeded to discuss the features of the lot, the existing dwelling and what needed to be done to prevent issues with the dwelling in the future. The three extra rows of block to be added to the existing foundation would be keep the owner within the acceptable limits of the 3 feet allowed above grade, while providing the greater head room in the basement and protection to the structure from stormwater runoff. Adam also conveyed to the Planning Board that there would be no expansion of the structure from the original footprint, just the addition of the foundation under the dwelling where there is no existing foundation.

After reviewing the plans and proposal from Adam Morin, the Planning Board determined there were no issues with the Application for Greatest Practical Extent. The only condition imposed by the Planning Board is that the Code Enforcement Officer Jason Sevigny visit the site to

confirm the distance of the dwelling to the edge of the highwater line (Lower Mousam Lake) and make a note that the dwelling is not to be moved any closer.

John Qua – Motion to approve the Application for Greatest Practical Extent for Stewart and Christine Spencer, Map 151; Lot 035, 31 Tanzella Drive, with the condition the foundation is no closer to the water than the existing foundation.

Bevin Corbin – Second the motion, Motion Passed – 4-0

Dave Herbert: 55 Red gate Lane, Application for Conditional Use for RV and Boat Storage and Winterization. Map 119; Lot 005:

The Planning Board at this time returned to address Dave Hebert's Application for Conditional Use and any additional questions they may have had. Dave Hebert explained that there would be seven solar powered motion lights installed and that there was 22' of space left between the rows of stored boats for emergency vehicles to navigate the area shown on the site plan. After a final review, the Planning Board determined there were no issues with the Application for Conditional Use.

John Qua: Motion to approve the Application by David Herbert for Map 119; Lot 005 for Conditional Use for RV and Boat Storage with the conditions as identified.

Patricia Pearson: Second the motion, Motion Passed – 4-0

Old Business:

Camp East Shore Drive LLC: (Camp Kita) 14 East Shore Drive, 147-048:

At this time the Planning Board approved and signed the final proposed site plan for Camp Kita.

Pending Projects:

The Planning Board noted the upcoming public hearing on January 5th, 2023 for David Pepin – Mineral Extraction. They also held round table discussions on possible ordinance changes for the future and changes to reclamation requirements for future projects brought before the Planning Board.

Bevin Corbin – Motion to Adjourn the Planning Board Meeting.

John Qua – Second the motion, Motion Passed – 4-0