

Town of Acton, Maine
Planning Board Meeting Minutes
Date: January 19, 2023

Members Present:

Chris Whitman (Chairman), Gavin Maloney (Vice-Chairman), Patricia Pearson, John Qua, Ryan Gleason

Also Present:

Jason Sevigny (Acton Code Enforcement Officer), David Riley (Land Use Assistant), Chelsea Kenyon (Alternate Planning Board Member)

Pledge of Allegiance

Introductions:

Planning Board Chairman Chris Whitman introduced new voting Planning Board member Ryan Gleason and alternate Chelsea Kenyon.

Approval of Minutes:

John Qua: Motion to table the January 5, 2023 Planning Board Meeting Minutes until the next meeting.

Gavin Maloney: Second the motion. Motion Passed – 5-0.

New Business:

John Butler, 20 Chipmunk Run. Map 112; Lot 022. Application for Greatest Practical Extent:

John Butler of 20 Chipmunk Run, along with his Contractor Bob Sullivan came before the Planning Board with an Application for Greatest Practical Extent. The two individuals stated the desire to remove the existing dwelling and rebuild a new dwelling utilizing the existing concrete foundation. The Code Enforcement Officer stated there is a 30% Expansion sheet that details a wrap around porch to be included with the new structure, as well as designs for a new septic system which includes a Fuji System. Planning Board Chairman Chris Whitman asked if there were any plans to remove the existing concrete slab underneath the existing porch. Mr. Butler stated that there were no plans to remove the concrete slab under the porch at this time. Mr. Butler also stated that the driveway was to remain gravel. Planning Board member John Qua confirmed from Mr. Butler that the new structure would not be any closer to the water than what is already existing. Gavin Maloney highlighted to Mr. Butler that if it was determined that the existing foundation needed to be replaced, that Mr. Butler would need to come before the Planning Board again to update the Application for Greatest Practical Extent. The Code Enforcement Officer detailed to the Planning Board the basic operation of the new Fuji septic system.

John Qua - Motion to approve the Application for Greatest Practical Extent for John Butler, 20 Chipmunk Run. Map 112; Lot 022 using the existing foundation and no closer than 39 ½ feet from the body of water.

Gavin Maloney - Second the Motion. Motion Passed 5-0.

Round Table Discussions:

The remainder of the meeting the Planning Board participated in round table discussions with the assistance of the Code Enforcement Officer and Selectman David Winchell Jr. (Planning Board Liaison to the Select Board). The discussions were around potential Town of Acton Ordinance changes to be proposed and voted on in 2023. The discussions for ordinance changes were around the following subjects:

- Striking notifications for public hearings from having to be posted in the local newspaper.
- Revisions to the Solar Panel Ordinance proposal from 2022.
- Revisions to the methods of payment used for surety on projects.
- Revisions to the Land Use Chart
- Revisions to Conditional Use Ordinance section 6.6.3.2
- Changes to Mineral Extraction Ordinance Pg. 54, Paragraph 7.
- Additional Considerations to be made around the Mineral Extraction Ordinance.

Old Business:

Pending Projects:

John Qua – Motion to Adjourn the Planning Board meeting.

Gavin Maloney – Second the Motion. Motion Passed 5-0.