

# Town of Acton, Maine

## Planning Board Meeting Minutes

Date: September 7, 2023

### Members Present:

Chris Whitman (Chairman), John Qua, Ryan Gleason, Andrew Johnson (Alternate)

### Also Present:

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

### Absent:

Gavin Maloney (Vice-Chairman), Patricia Pearson, Adam Brock (Alternate)

### Pledge of Allegiance

### Designate Alternates:

No Designated alternates, (Andrew Johnson introduced as a new alternating member)

### Approval of Minutes:

*John Qua – “Mr. Chairman I move that we approve the minutes of the August 17<sup>th</sup> meeting as written.”*

*Ryan Gleason – “I’ll Second it. Motion Passed 3 – 0.” (Andrew Johnson abstaining as he was not present at the previous meeting or a designated voting member for this meeting.)*

### New Business:

- **John O’Keefe: 193 Foxes Ridge Road. Map 248; Lot 009. 6.6.4 Site Plan Review (Preliminary Meeting)**

Micheal Menary and Joe Griffin from Civilworks New England address the Planning Board representing applicant John O’Keefe. Mr. Menary describes to the Planning Board that the project is for storage units on a 44-acre parcel. The proposal is for 3 self-storage buildings with a total of 8,100 sq. ft. There will also be two best management practices utilized in this project, a soil filter, and a roof line infiltration trench. Both best management practices will be designed to Maine’s DEP standards. Mr. Menary also stated that there was

For a more detailed account of the Planning Board Meeting please review the Acton Public Access Television recording for this meetings date at <http://www.actonmaine.org/>

a driveway entrance submittal sent to Maine DOT and a response is pending. The amount of the site to be disturbed for this project will be less than 1 acre. Mr. Menary also informed the Planning Board that two waivers would be requested. The first waiver would be for WB40, the applicant is only looking to allow 30-foot box trucks to enter the site. The second waiver would be to reduce the amount of landscape screening to provide better visibility from the existing buildings to the new self-storage area for security purposes. A gate is also going to be proposed for the entrance to the facility. Mr. Griffin pointed out to the Planning Board that this project also does not encroach on any of the wetland buffers or buffers from the local stream.

The Planning Board continued the preliminary meeting by reviewing some of the electronic images of the site that were presented by Civilworks New England. The site plans detailed topography, wetland and water setbacks, fire truck access and proposed snow removal locations. Mr. Menary informed the Board that there would be lighting on site, but it would be motion activated. Planning Board member John Qua inquired about what exists on the site. Mr. Griffin explained that the site consisted of old asphalt driveways to access the site and it used to be an old drying yard for Hurd Lumber. There are also some shrubs and mixtures of gravel around the site.

In response to a request from John Qua in relation to the WB40 waiver, Mr. Griffin agreed it would be reasonable to put on the plan that the maximum sized vehicles allowed on site would be no larger than a 30-foot U-Haul box truck. The Planning Board inquired from the applicant if people would be working on site during construction until 10:00 pm, as the site plan states people can work until 10:00pm including on Sundays. The applicant and his representatives stated that they would revise the plan in relation to construction hours based on what the Planning Boards findings. Code Officer Jason Sevigny asked if there would be any vehicles stored on site. The applicant stated that no vehicles would be stored at the self-storage facility. Board Member Ryan Gleason asked if garbage would be removed by a waste company or if the facility would be carry-in and carry-out with regards to waste. He noted that there were two notes on the site plan that were contradictory. Mr. Menary stated that they would remove the note about a private contractor removing waste and it would reflect the facility as a carry-in, carry-out site. John Qua requested that when the new plans come before the Board at the next meeting, the Board would like to see the detailed plans for the soil filter.

The Planning Board concluded the preliminary review by asking the applicant to provide a Site Plan Review application and the additional documentation relative to the soil filter, traffic flow and storm water runoff for the next Planning Board meeting.

**Round Table Discussions:**

Following John O'keefe the Planning Board held round table discussions about what would be upcoming on the next meeting's agenda. The CEO, Jason Sevigny informed the board that other than Mr. Okeefe, there would be a couple of Greatest Practical Extent applications. Mr. Sevigny also let the Board know that according to the applicant for Kelly Orchards, sometime in October an application would be coming for a potential solar farm. The Mr. Sevigny continued by stating that the site had a previously approved plan, but construction never began, and the time period has been so long that the approval had expired. The applicant thus will need to start the process over from the beginning with the Planning Board.

Prior to the Planning Board adjourning a member of the public Steven Buyck, approached the podium to address the Board. Mr. Buyck detailed to the Planning Board how a neighbor had recently buried a 100-pound dog within 50 feet of his well and within 50 feet of the lake. He continued by informing the Board how he has spoken with different departments and agencies of the State of Maine, and they have all agreed that it was not a safe thing to do. However, Mr. Buyck has had no luck with anyone making the neighbor remove the buried animal. Mr. Buyck is requesting the Planning Board to put something in writing in the zoning that stipulates there is no burial of animals within a certain distance of a well and water body. Mr. Buyck is hoping the board will make it 100 or 200 feet at least from a well or body of water. Planning Board member John Qua informed Mr. Buyck that the Board is in the process of forming a list of items to be addressed for amendments to the zoning in the coming year. He continued to let Mr. Buyck know that the Board would note his concern as part of the list of items to be discussed for amendment.

**Pending Projects:**

None

***John Qua – “Mr. Chairman, I move that we adjourn for the evening.”***

***Ryan Gleason – “I Second.” Motion Passed 3 – 0.***