

Town of Acton, Maine

Planning Board Meeting Minutes

Date: February 1, 2024

Members Present:

Christopher Whitman (Chairman), Gavin Maloney (Vice-Chairman), John Qua, Patricia Pearson, Adam Brock, Andrew Johnson

Also Present:

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

Absent:

Ryan Gleason

Pledge of Allegiance

Designate Alternates:

N/A

Approval of Minutes:

John Qua – “I move that we approve the Minutes for January 4 as written.”

Gavin Maloney – “Second.” Motion Passed 3 – 0.

Old Business:

None

New Business:

- **Tom & Lee Kubishta. 98 Cottage Lane. Map 117; Lot 044. Application for Greatest Practical Extent.**

Tyler Matthews comes before the Planning Board to represent Tom and Lee Kubishta and their application for Greatest Practical Extent. Tyler informed the Planning Board that he is looking to demolish the existing camp for the Kubishtas and rebuild a new single-family dwelling. Tyler continued to explain that he is looking to increase the

distance the dwelling is from the high-water mark of Great East Lake from 7 ½ feet to 18 feet. Along with moving the house back from the high-water mark of the lake, Tyler is looking to remove the garage from its existing location and attach it to the new dwelling. There will also be a new septic system being installed. Planning Board member John Qua asked Tyler if the homeowners were looking to utilize their 30% expansion on this project. Tyler indicated that the 30% expansion has been used already. He also informed the board that 20% lot coverage had been reached already and to bring the coverage down, some of the existing driveway would be revegetated.

Planning Board member Gavin Maloney suggested that the Board should be looking at the garage as a Greatest Practical Extent application as well as the house since both structures are moving. CEO Jason Sevigny asked Mr. Matthews how far from the center of the road the garage would be if it is allowed by the Board to be attached to the house. Currently, Tyler didn't have a number to provide to the board. The Planning Board and Mr. Matthews held some additional round table discussions about the project and determined they would need a measurement from the center of the road to the proposed location of the attached garage. Tyler Matthews informed the Board that he could get the information desired and would return to the next meeting.

- **Meg & Joe Hickey. 153 Fulton Road. Map 118; Lot 033. Application for Greatest Practical Extent.**

Keith Morin approached the podium to address the Planning Board on behalf of Meg & Joe Hickey. The Hickeys are looking to tear down their existing camp on Great East Lake and rebuild a single-family dwelling utilizing their 30% expansion. Keith explained that the dwelling would be expanded 30% by going upwards with the build and utilizing the same footprint. He also informed the Planning Board that he is looking to remove the existing house and cinder block foundation and construct the new dwelling in the same location. The new foundation will be a poured concrete foundation. Mr. Morin continued to state that there was a new septic installed in 2019 and to try and relocate the dwelling would cause significantly more environmental impact than letting it remain in the existing location.

CEO Jason Sevigny explained to the Board that the 20% lot coverage for the property has not been met and currently the property owners sit at 12% lot coverage. Mr. Morin stated to the Board that he does not have a measurement from the dwelling to the septic tank, but there are only a couple feet that the house could be moved because of how close to the septic tank it is. The Planning Board and Mr. Morin held round table discussions around if and how far from the high-water mark the proposed dwelling could be moved. After discussion around the proposed design of the new dwelling and the potential to move the new structure further from the water, Gavin Maloney made a Motion to approve the application.

Gavin Maloney – “I’ll make a Motion that we accept the Best Practical Location for Meg & Joe Hickey, 153 Fulton Road. Map 118 Lot 033, with the Condition the new house is located no closer than 14 feet from the high-water mark.”

Patricia Pearson – “I Second.” Motion Passed 5 – 0.

Round Table Discussions:

CEO Jason Sevigny informed the Board there would be an upcoming Public Hearing and the Board voted to hold the hearing on February 15, 2024.

Patricia Pearson – “I would like to make a Motion that we accept having a town hearing on the 15th in light of the time constraints.”

Gavin Maloney – “Second.” Motion Passed 5 – 0.

The remainder of the Planning Board meeting consisted of round table discussions around the upcoming Public Hearing for proposed amendments to the Town of Acton Zoning Ordinance. The Planning Board also briefly discussed Board guidelines and procedures.

Pending Projects:

- **Public Hearing for the discussion of proposed Amendments to the Town of Acton Zoning Ordinance to be held on February 15, 2024 at 6:00 pm at the Acton Town Hall.**

John Qua – “Mr. Chairman, I move we adjourn.”

Patricia Pearson – “Second.” Motion Passed 5 – 0.