

Town of Acton, Maine

Planning Board Meeting Minutes

Date: March 21, 2024

Members Present:

Christopher Whitman (Chairman), Adam Brock, Patricia Pearson, Andrew Johnson

Also Present:

Jason Sevigny (Code Enforcement Officer), David Riley (Land Use Assistant), Joe Stanley & Jeff Dunley (Line Pro Surveying), Kendra Ramsell

Absent:

Gavin Maloney (Vice-Chairman), John Qua

Pledge of Allegiance

Designate Alternates:

Chairman Christopher Whitman designates alternate Andrew Johnson as a voting member for this meeting.

Approval of Minutes:

Adam Brock – “I’ll make a Motion we accept the February 15th minutes as submitted.”

Andrew Johnson – “Second.” Motion Passed 3 – 0, Patricia Pearson abstaining as she was not present at the February 15, 2024 Planning Board meeting.

Old Business:

None.

New Business:

- **Ronald Bougie. 1296 West Shore Drive. Tax Map 121; Lot 026. Application for Greatest Practical Extent.**

Joe Stanley along with Jeff Dunley from Line Pro Surveying is present before the Planning Board to represent Mr. Bougie’s application. Mr. Stanley explained that there is a current structure on the lot about 17.5 feet from the high-water mark of Square Pond. The

proposal is to demolish the existing structure and rebuild utilizing the allotted 30% expansion. Mr. Bougie is proposing the new structure be moved back to about 35 feet from the high-water mark and slightly re-angled in front of the existing retaining wall at that distance. Mr. Stanley also noted the trees that would be affected by the moving of the structure. He also informed the board that to keep the lot coverage at what is existing, the client is willing to revegetate the gravel parking area that is located at the top of the property.

Board member Adam Brock asked if there is a new septic that will be installed. Mr. Stanley explained that there is, and the CEO Jason Sevigny stated that there is a copy of the new system included in the application packet. Jason also explained that the site does have a significant slope and power line easement that limits how far they would be able to move the new structure back. The Planning Board reviewed pictures of the lot with the existing structure and discussed which trees would be affected by the moving of the structure. The vegetation to be affected was located behind the existing structure. The Board also discussed with Mr. Stanley what kind of vegetation would be utilized to revegetate the existing gravel parking area. Mr. Stanley discussed how different types of shrubs and erosion control mulch are generally used. Mr. Stanley also noted that they are attempting to maintain the existing lot coverage.

Adam Brock – “I’d Like to make a Motion that we accept the Application for Greatest Practical Extent for Ronald Bougie on Map 121; Lot 026. With the Condition that the upper left-hand area, that that entire area would be revegetated and no closer than 34.7’ to the water line.”

Patricia Pearson – “Second.” Motion Passed 4 – 0.

- **Michael Nason. 143 7th Street. Tax Map 151; Lot 009. Application for Greatest Practical Extent.**

Kendra Ramsell has come before the Planning Board to represent Michael Nason. Kendra noted that she is a Civil Engineer who works for Sebago Technics but is working on behalf of Mr. Nason as a friend and this application is not associated with Sebago Technics. She continued to inform the Board that this application is quite like the one just presented by Mr. Stanley. Kendra explained that the previous structure burned, and they are proposing to move the structure back as far as possible, utilizing the 30% expansion and rebuilding a new structure. The property has a slight slope, and the new structure would be moved back to utilize the slope for a new walk out basement.

Jason Sevigny noted that in 2017 this application was approved by the Planning Board at that time, but a building permit was never obtained. Because the building permit was never obtained the approval and conditions expired. The applicant is seeking to have the conditions of the original application reapproved at the same distance from the high-water mark of Mousam Lake. The original approved distance from Mousam Lake was 40 feet.

Adam Brock asked what the new proposed distance from Mousam Lake would be. Kendra stated the existing structure was 13.6 feet away and the proposed is 50.3 feet from the high-water mark to the structure. The proposed patio is 42.8 feet from the high-water mark. Adam Brock also inquired about any trees that would have to be taken down. Kendra explained that a couple trees burnt when the structure did, so they were removed when the remainder of the structure was demolished.

Adam Brock – “I’ll make a Motion that we accept the Application for Michael Nason for Greatest Practical Extent, Map 151; Lot 009 with the condition that the main building be no closer than 50.3 feet to the water line and that the proposed patio 42.8 feet.”

Andrew Johnson – “Second.” Motion Passed 4 – 0.

- **Jean Theurkauf. 10 Clifftondale Road. Tax Map 112; Lot 042. Application for Greatest Practical Extent.**

Jean Theurkauf has come before the Planning Board representing herself for an application that was approved for her property on Great East Lake. Her circumstances were like the previous applicant in that her conditions and approval had expired because a building permit was not acquired within the designated time restraints. She is looking to have the previous approval of the existing structure being demolished and a new structure utilizing the 30% expansion be built 47 feet from the high-water mark of the lake be reapproved by this Planning Board. The Board looked at the minutes that were approved previously and agreed with the decision of that Board.

Patricia Pearson – “I make a Motion that we accept the application for Jean Theurkauf, Map 112; Lot 042 for Greatest Practical Extent, with the condition that the building be no closer than 47 feet of the water.”

Andrew Johnson – “Second.” Motion Passed 4 – 0.

Round Table Discussions:

None.

Pending Projects:

None.

Patricia Pearson – “I make a Motion we adjourn.”

Andrew Johnson – “I Second.” Motion Passed 4 – 0.