

Town of Acton, Maine

Planning Board Meeting Minutes

Date: June 20, 2024

Members Present:

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

Also Present:

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

Absent:

Gavin Maloney (Vice-Chairman), Roger Perreault (Alternate Member)

Pledge of Allegiance

Designate Alternates:

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

Approval of Minutes:

Adam Brock – “I make a Motion to accept the minutes for the June 6th, 2024 as submitted.”

Andrew Johnson – “I Second the Motion.” Motion Passed 5 – 0.

Old Business:

- None

New Business:

- **Round table discussions.**

Chairman Christopher Whitman stated that the Planning Board is supposed annually vote to designate roles to be held by the Planning Board members. He also mentioned that because the first meeting in July falls on Independence Day, the Board would be voting

to designate roles at this meeting. Following Mr. Whitman's information, the Planning Board voted as follows:

Andrew Johnson – “I make a Motion to make Chris Whitman the Chair of the Planning Board again.”

Adam Brock – “I'll Second that.” Motion Passed 4 – 0. (Christopher Whitman abstaining.)

Andrew Johnson – “I'll make another Motion to make Gavin the Vice-Chair for the second term.”

Adam Brock – “I'll Second that.” Motion Passed 5 – 0.

Andrew Johnson – “I'll make a Motion to make Adam Secretary.”

John Qua – “I'll Second that.” Motion Passed 4 – 0. (Adam Brock abstaining.)

Chairman Christopher Whitman next explained that the Planning Board would be discussing possibly Zoning Ordinance Amendments to be considered for the upcoming year. Mr. Whitman opened the podium to members of the public in attendance that may have Zoning Amendment suggestions. Acton resident Jean Theurkauf approached the podium to address the Planning Board. Jean asked the Board to please consider a few points in future Zoning Amendment changes. One such point is to have an applicant return to the Planning Board for approval or an amendment to their permit if a particular use is not specifically addressed within the owner's permit. The remainder of Ms. Theurkauf's suggestions were in relation to mineral extraction activities being conducted in Acton. Jean also provided copies of her suggestions with signatures from other supporters of the suggestions to each member of the Planning Board. There were no further comments from members of the public in attendance.

Chairman Christopher Whitman asked the members of the Board if everyone was able to review the audit of the Zoning Ordinance completed by NorthStar Planning. The Planning Board held round table discussions about portions of the audit they would like to see addressed first. The Planning Board asked CEO Jason Sevigny to contact NorthStar Planning to restructure the Zoning Ordinance into a more streamlined document. Mr. Sevigny informed the Board that he would contact NorthStar and get their feedback on what they could take on for restructuring of the Ordinance from an administrative standpoint and present their proposal to the Board. (For a more detailed account please review the meeting video for this meetings date on the Town of Acton website.)

Pending Projects:

- **Martel Estates, LLC. Martel Estates Subdivision. 760 Young's Ridge Road. Tax Map 217; Lot 029.**

- **E & E Holdings / Fairgrounds Variety Store. 631 Route 109. Tax Map 241; Lot 006-001.**

- **H.A. Mapes, Inc. / Mapes Mall and Tiny Homes. Route 109. Tax Map 241; Lots 006 & 006-001.**

John Qua – "I Move we adjourn."

Adam Brock – "I'll Second that." Motion Passed 5 – 0.