

Town of Acton, Maine

Planning Board Meeting Minutes

Date: August 1, 2024

Members Present:

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

Also Present:

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

Absent:

Gavin Maloney (Vice-Chairman), Patricia Pearson, Roger Perreault (Alternate)

Pledge of Allegiance

Designate Alternates:

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

Approval of Minutes:

Approval of the July 18th 2024 Planning Board meeting minutes has been tabled until the August 15th 2024 Planning Board meeting.

Old Business:

- **Linda Woodcock. 1160 West Shore Drive. Tax Map 123; Lot 017. Application for Greatest Practical Extent.**

Tyler Matthews returned on behalf of Linda Woodcock to continue the Application for Greatest Practical Extent. Tyler recapped for the Planning Board that the proposal is to tear down all existing structures on the property and rebuild one single family dwelling 75 feet from the high-water mark of Square Pond. The distance from Square Pond would be increased from what is existing but Tyler is hoping the Board will consider not moving the

new structure back to the 100-foot distance. Tyler is claiming there will be more vegetation needed to be removed and more fill needed if the structure is moved back to the 100-foot mark from the lake. Board member John Qua stated that he was ok with the 75-foot setback. Board member Andrew Johnson asserted that during the site walk that was held before tonight's meeting, it looked as though the vegetation would be removed regardless of the 75-foot setback during the construction phase. Mr. Johnson also mentioned that Tyler had noted the power lines on the property would be relocated closer to West Shore Drive which would also mean the vegetation would need to be removed. Board member Adam Brock explained that if the vegetation is going to be removed anyway than he supports moving the new structure back to the 100-foot setback.

Adam Brock – "I'll make a Motion to accept the Application for Greatest Practical Extent for Linda Woodcock on map 123, lot 017 for the Greatest Practical Extent, putting the house 100 feet from the high-water mark."

John Qua – "I'll Second it." Motion Passed 4 – 0.

New Business:

- None.

Pending Projects:

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

John Qua – "I Move we adjourn Mr. Chairman."

Adam Brock – "I'll Second that." Motion Passed 4 – 0.