

Town of Acton, Maine

Planning Board Meeting Minutes

Date: December 19, 2024

Members Present:

Gavin Maloney (Vice-Chairman), John Qua, Adam Brock, Andrew Johnson, Roger Perreault.

Also Present:

Jason Sevigny (Code Enforcement Officer), David Riley (Land Use Assistant), Joe Stanley (LinePro Land Surveying), Luke Pepin (LDP Construction),

Absent:

Christopher Whitman (Chairman), Patricia Pearson.

Pledge of Allegiance

Designate Alternates:

Gavin Maloney designates Andrew Johnson and Roger Perreault as voting members for this meeting.

Approval of Minutes:

Gavin Maloney – “We’re going to table the Minutes from December 5th because we do not have enough members who present at that date.”

Old Business:

- None

New Business:

- **LDP Construction. Foxes Ridge Road. Map 260; Lot 022. New Beginnings Estates Subdivision Sketch Plan Application.**

Joe Stanley from LinePro Land Surveying approached the Planning Board to represent LDP Construction and the subdivision project they are proposing. Joe stated this is a proposed subdivision of about 8 and a half acres. There are four proposed lots with existing road frontage

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/>

and each lot is gently sloping. Entrance permits have been acquired from Maine DOT as Foxes Ridge Road is a state road, and Kenny Gardner of JRK soils has reviewed the property and mapped out all forested wetlands and checked lots 2, 3, and 4 for suitable septic soils. Joe continued to state that lot 1 has a structure on it currently that is nearly complete but was permitted through the Code Enforcement office prior to this subdivision proposal. Joe Stanley also mentioned that he can delineate the proposed building envelopes on the site plan at a later date but they would be located between the edge of the forested wetlands and the edge of the proposed vegetated buffer beside Foxes Ridge Road. Board member Andrew Johnson noted that there may be some information missing from the application, notably the project narrative which gives the Board a general proposal and overview of the project in relation to open space and homeowners associations if applicable. John Qua asked if there was a copy of the soil survey. Joe Stanley stated there was a soil survey completed for proposed septic locations for each lot. Joe informed the Board he would get the soil survey to the Planning Board along with project narrative. Gavin listed the things to be included at the next meeting which include building envelopes delineated, a copy of the soil survey and the project narrative.

Adam Brock suggested a site walk could be scheduled. Andrew Johnson agreed and stated that he felt the information could be brought to the site walk for review before the next meeting.

John Qua – “I move we do a site walk at 1574 Foxes Ridge Road, Tax Map 260, Lot 22 on January 2nd at 3:00pm.”

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

- **Live Free Land Development. Tattle Street. Map 252; lot 001. Subdivision Sketch Plan Application.**

The representative for Live Free Land Development named Shawna approached the podium to address the Planning Board. She stated she is representing her friends Colton and Alex and their newly formed development group. The group owns a 28-acre parcel on Tattle Street in Acton and they are hoping to subdivide the parcel. Shawna gave a description of the site plan and the proposal being put forward. The group is hoping to create 4 new 5 acre lots that they say conforms with the Critical Rural dimensional standards. She noted test pits have been completed, wetlands delineated, and the proposed roadway to the lots has been depicted on the map.

Gavin Maloney noted that the application does not state if the lot has any portion located in the resource protection area. Shawna stated she is aware that there is a small portion of resource protection on the lot and their surveyor is going to have it put on the site map for the next submission. Gavin inquired as to whether this lot had been previously divided within the last five years. CEO Sevigny stated it had not been divided within 5 years. Roger Perreault informed Shawna that there are references made about note 13 but there is no note 13 on the

site plan. Shawna acknowledged his comment and stated that they would have the site plan amended to show note 13.

Gavin Maloney inquired as to whether this was going to be a cluster subdivision or a standard subdivision. Shawna stated that they are looking to do a standard subdivision with the lots meeting the dimensional conditions of the Critical Rural District and including deed restrictions to maintain open space area. Shawna continued to state that the group is willing to work with the Board to do what is right in accordance with the ordinance and the town but is looking for some relief from the cluster subdivision requirement.

John Qua inquired if the next submission of the site plan would show an update to the roadway being moved outside the resource protection. Shawna stated the road will be moved on the site plan. Jason Sevigny also asked that they have their surveyor show the overlay of the resource protection on the site map. The Planning Board and applicants held round table discussions about whether this application should be divided by cluster or not and if simply using deed restrictions to provide the 60% open space would be acceptable. The Planning Board determined to seek legal guidance from the town attorney on the topic of cluster vs a standard style of subdivision in the Critical Rural District. The Board will continue the review process with the applicant at the next meeting.

Pending Projects:

- **None**

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

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