

# Town of Acton, Maine

## Planning Board Meeting Minutes

Date: December 5, 2024

### Members Present:

Christopher Whitman (Chairman), John Qua, Andrew Johnson

### Also Present:

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

### Absent:

Gavin Maloney, Patricia Pearson, Adam Brock, Roger Perreault

### Pledge of Allegiance

### Designate Alternates:

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

### Approval of Minutes:

*John Qua – “I make a Motion that we approve the minutes of November 21<sup>st</sup> as written.”*

*Andrew Johnson – “Second.” Motion Passed 3 – 0.*

### Old Business:

- **Jim Yoshizawa. 724 13<sup>th</sup> Street. Tax Map 142; Lot 029. Application for Greatest Practical Extent.**

Tyler Matthews has returned to the planning board on behalf of his client Jim Yoshizawa. CEO Jason Sevigny explained to the Planning Board that Mr. Yoshizawa has decided to proceed with the previously approved Greatest Practical Extent that was granted in 2015 if the Board is willing to grant that approval. Tyler agreed that his client would like to reuse the existing foundation instead of tearing it out and building a new one. The Board determined they needed a new application to be filled out stating the change in description to the proposed construction. Tyler Matthews filled out an application with the new description and provided it to the Board. John Qua asked if the trees would still need to be removed that were

proposed originally. Tyler stated that with the new proposal the trees should not have to be removed. John Qua also asked if the plantings that were proposed would not be happening either. Tyler stated that because they were not removing the trees there shouldn't be any reason to plant anything, unless they had to stabilize the bank for some reason. John Qua then inquired if the lot coverage would be reduced by removing some of the driveway. Tyler stated that there was a paver patio on one side of the structure that could be removed if needed if the structure was being moved backwards. (No decision was made to reduce the lot coverage.)

***John Qua – Mr. Chairman I make a Motion that we approve the application for Greatest Practical Extent, Tax Map 142, Lot 029 at 724 13<sup>th</sup> Street with the following Conditions:***

- 1. The structure on the existing foundation gets no closer than 3.2 feet from the highwater mark.***
- 2. Trees originally identified for removal will not now be removed.***
- 3. The CEO will review storm water runoff plans with the applicant.***

***Andrew Johnson – “Second.” Motion Passed 3 – 0.***

**New Business:**

- None

**Pending Projects:**

- None

The remainder of the meeting consisted of round table discussions about condemning buildings and what the process is to deal with structures that pose safety concerns in the town. The Code Officer gave some details of what neighboring towns have for procedures and noted it might be something the Planning Board could address in future Zoning Ordinance changes.

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

***Andrew Johnson – “Second.” Motion Passed 3 – 0.***