

Town of Acton, Maine

Planning Board Meeting Minutes

Date: January 02, 2025

Members Present:

Chris Whitman (Chairman), 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), Live Free Land Development Representative (Shawna), Corinne Van Peurse, Stephen Levitt.

Absent:

Patricia Pearson.

Pledge of Allegiance

Designate Alternates:

Chris Whitman designates Andrew Johnson to be a voting member for this meeting.

Approval of Minutes:

Andrew Johnson – “I make a Motion that we approve the minutes from December 5th.”

John Qua – “Second.” Motion Passed 3 – 0. (Adam Brock and Roger Perreault abstaining as they were not present for the December 5th, 2024 meeting.)

Gavin Maloney – “I’ll make a Motion we accept the minutes from December 19th as written.”

John Qua – “Second.” Motion Passed – 5 – 0.

Old Business:

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

CEO Jason Sevigny began the discussion by informing the Board that he sought insight from the Town's legal counsel as was directed by the Board at the previous meeting. Jason also stated that he contacted NorthStar Planning as well to get their input on the question about deviating from cluster subdivision in the Critical Rural Zone, and if it conflicted with Acton's Zoning Ordinance. Jason read the responses from town counsel and NorthStar Planning to the Board and those in attendance. Town counsel felt it would be acceptable to deviate from cluster subdivision as long as 60% open space was set aside as a separate parcel from the subdivided lots. NorthStar Planning feels as though the Planning Board should not divert from cluster subdivision until the applicant is granted relief from the zoning criteria by the Zoning Board of Appeals.

The Planning Board held some round table discussions about the differing positions from the Town's legal counsel and NorthStar Planning about diverting from cluster subdivision in the Critical Rural Zone. Shawna, representative for Live Free land Development, informed the Board that they did not want to go the route of cluster subdivision as it conflicts with their goal of having the larger 5 acre lots. Shawna stated that she believes her group's position at this time would be to seek relief from the Zoning Board of Appeals. Shawna also presented another option to break the parcel into three separate lots. CEO Jason Sevigny informed the applicant that only one lot could be separated every 5 years and once an applicant makes a third lot, subdivision regulations are triggered. The Board held further round table discussions around the proposals but was not inclined to make any decisions until the applicant received relief from the zoning criteria from the Zoning Board of Appeals. Shawna acknowledged the conversations and stated that her group would seek relief from the Zoning Board of Appeals.

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

Joe Stanley approached the podium to continue the Sketch Plan Application for a 4-lot subdivision for LDP Construction. Joe thanked the Planning Board for attending the site walk on the property prior to tonight's meeting. Joe gave the Planning Board a brief description again in order to refresh everyone's knowledge of the project. He stated that Maine DOT approval for driveway entrances has been obtained, a project narrative has been

provided and note 14 about fire suppression for each structure in the subdivision was added to the site plan. Gavin Maloney asked the Board if anyone saw anything of concern during the site walk. The Board stated that everything was straight forward and that the wetlands, driveways, and property lines were all flagged and visible. John Qua and Andrew Johnson stated they thought the Sketch Plan portion of this proposal seemed complete.

Adam Brock – “I’ll make a Motion that we accept the preliminary sketch plan for LDP Construction for the New Beginnings Estate on Map 260 Lot 022.”

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

New Business:

- **Stephen Levitt. 224 34th Street. Tax Map 153; Lot 027. Application for Greatest Practical Extent.**

Corrine Van Peurseem introduced herself to the Planning Board as one of the owners of the property for this application. She stated that their proposal is to add a foundation under the existing camp and expand the camp with an addition off the back utilizing their allotted 30%. CEO Jason Sevigny displayed pictures of the camp and property on the overhead display for the Planning Board to view. The Planning Board reviewed the documents submitted by the applicant and studied the images provided. Chairman Christopher Whitman asked if the decks were being removed. Corrine stated that they were going to be removed. She also stated that the goal of installing the foundation is to also add drainage to help reduce erosion on the property from storm water.

Gavin Maloney asked where the septic was located. Corinne stated that a new septic was going to be installed in the driveway close to the road. Gavin stated that it looked as though the camp could be moved back further on the lot if the septic is being moved. Corrine stated that the lot narrows toward the back and the structure would be closer to the neighbors if it is moved backwards. Gavin agreed that the structure may get closer to the neighbors, but it was still within the setbacks of the property. John Qua stated he thinks the Board should conduct a site walk.

Adam Brock – “I’ll make a Motion that we do a site walk on lot 027 on map 153 on 224 34th Street at 4:00pm on January 16th.”

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

Pending Projects:

- None

John Qua – “I make a Motion that we adjourn, Mr. Chairman.”

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