

CONSERVATION COMMISSION
MINUTES
February 3, 2021
7:15 PM
Virtual Meeting

Present: Terry Maitland, Amy Green, Tim McKinnon, Zywia Chadzynska, Jim Colman, Suzanne Flint, Carolyn Kiely

Absent:

Natural Resources Director and recorder: Tom Tidman
Zoom Host: Fran Portante

Regular Business

7:15 Meeting called to order; Chairman read aloud the Online Meeting protocol.

7:20 New Twin School Project, Gates/Douglas, existing Order of Conditions (85-1286)

Acton/Boxborough School District: J.D. Head, Director of School Operations, reminded the Commission, that, at the time the OOC was issued for the new twin schools, they had not yet finalized the design of the solar PV parking lot canopy system. The footprint for the proposed canopy system is now complete and there is an area proposed to fall within the 50' natural buffer. JD noted that there is currently a paved parking lot closer to the edge of wetlands than the new PV canopy will be located.

Scott Morrison with Eco Tec, Inc., stated that the new PV system will require an additional 25' of work (structure) into the buffer zone. The Commission discussed possible impacts caused by the canopy system, with concerns raised about shading and capture of stormwater runoff from the canopy.

The Commission concluded that the applicant request an amendment to the existing OOC, for the solar PV parking lot canopy system, with a variance request included for work within the 50' natural buffer.

7:40 Notice of Intent: 12 Spring Hill Road

Mr. Maitland announced that the applicant for 12 Spring Hill Road has asked for a continuance to the February 17th meeting, noting that, due to weather, the surveyors had not been on-site to stake the center-line of the common drive, or the corners of the proposed dwellings. Mr. Maitland announced that the hearing for 12 Spring Hill Road will be continued to February 17th at 7:40 pm.

Consent Items:

Community Preservation Committee: Amy Green moved that Jim Colman become the Conservation Commission representative on the Community Preservation Committee (CPC), Zywia seconded the motion and a roll-call vote was unanimous.

Minutes: Amy moved to approve the minutes of January 6, 2021. Zywia seconded the motion and the rollcall vote was unanimous.

Special Business

Structures Discussion: Jim started the discussion referencing the draft language he had prepared for a “like structure” policy, to clarify what would be permissible as accessory uses. The Commission discussed the proposed accessory use language, with suggestions that Jim will incorporate into the draft document. Finding specific policy language was challenging, particularly in the case of the installation of a private pool or other recreational uses. The discussion will be continued at the February 17th meeting.

*At 8:15 p.m., it was moved and seconded to adjourn the meeting.
The motion was approved [unanimously].*

Documents and Exhibits Used During this Meeting

Draft of Accessory Use Guidance document

These documents may be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-12994>



Terrance Maitland, Chair