



Acton Conservation Commission

Meeting Minutes

February 21st, 2024

7:15 PM

Hybrid Meeting (Room 204 & Zoom)

Present: Terry Maitland (Chair), Jim Colman (Vice-Chair), Peter Hocknell, Kate Warwick, Amy Green

Absent: Jillian Peters, Zywia Chadzynska

Conservation Agent: Mike Gendron

7:15 The Chair, Terry Maitland, opened the meeting and read virtual meeting guidelines. Terry stated that the discussion regarding Camp Acton disc golf had been postponed.

Regular Business

7:15 **Notice of Intent: 24 Heritage Road DEP 85-1361 (Continued)**

Representing the applicant was Nathaniel Cataldo of Stamsky and McNary. Terry explained that the discussion occurred at the previous meeting and the applicant was waiting on a DEP number. Mike Gendron pointed out that the Commission discussed one special condition to include construction fencing with erosion control.

Hearing no further comment/question the Chair closed the hearing.

Decision:

Amy Green moved to issue a standard order of conditions including one special condition that construction fence be placed behind the erosion controls; Peter seconded and the roll call vote passed. Kate Warwick abstained.

7:20 The representative for 348 Main Street was not present; the hearing was delayed.

7:22 **Request for Determination: 69 Concord Road**

Representing the applicant was Heath Kramer of Black Dog Builders. Heath explained the scope of the project to replace an existing front entry in the same footprint. All demo debris would be moved to a dumpster outside of the 100-foot buffer zone.

Hearing no further comments/questions the chair closed the hearing.

Decision:

Amy Green moved to issue a negative 3 determination, Peter Hocknell seconded and the motion passed unanimously.



7:31 **Notice of Intent: 5 High Street DEP 85-13XX**

Representing the applicant was Nicole Ferrara of LEC Environmental. Nicole explained the scope of the project to install a gravel driveway and remove selected trees on the premises. The current driveway presents a safety hazard for the property and the removal of the trees would open up a view of the historic carriage road. Nicole noted that the majority of the trees are Norway maples.

The gravel driveway was moved as far outside of the 75-foot setback as possible. Jim Colman explained that in his interpretation, there is a public benefit to this project due to the historic nature and public access to the property. Peter Hocknell expressed concern with the number of trees proposed to be removed inside of the no-disturb setback; he stated that he would like to see a detailed planting plan to offset tree removal. Amy agreed and included invasive removal as a part of this planting plan.

The Chair reiterated the asks to the applicant and stated that the hearing would be **continued to the March 6th meeting at 7:20 pm.**

7:55 **Notice of Intent: 348 Main Street; DEP 85-13xx**

Representing the Acton Dog Park Committee was Tom Gilipse and Nathaniel Cataldo. Tom explained the scope of the project to construct a dog park and stated that newest part of the design was the stormwater management plan. Nathaniel explained that there were only small areas of impact inside the buffer zone including some of the stormwater infrastructure, a walking path, fence and minor clearing.

The Commission expressed that a clearer plan that shows the limit of work and tree removal on a plan, preferably in color.

The Chair stated the hearing would be continued to the March 6th meeting at 7:25 pm.

8:09 The Chair stated that the hearing for 123 Quarry Road had been continued to the March 6th meeting at 7:30 pm as the applicant is still waiting to hear back from NHESP.

8:10 **Administrative & Enforcement Updates:**

Dean Charter addressed the Commission regarding outstanding enforcement at 78 Arlington Street. Dean explained that he brought it to the Commission's attention in June of the previous year. Dean wanted to ensure that with the upcoming staff turnover, this violation did not get lost in the shuffle.



Mike explained that the latest update he had on this enforcement was that the property owner was working with Stamsky and McNary to resolve this issue as well as others on the property and the delay has come from personal issues that they are dealing with.

The Commission directed Mike to issue an enforcement order to the applicant.

Consent Items

549 Main Street MOU:

The Commission met on January 31st to discuss the MOU between the Town (through its Commission) and Sudbury Valley Trustees (SVT). As a result of that discussion more edits were made by a collaboration of Commission members and SVT. Mike explained that the recent edits had been reviewed by both Town counsel and SVT legal counsel.

Decision:

Jim Colman moved to approve the MOU as presented on February 21st, Peter Hocknell seconded and the vote was passed unanimously.

8:31 Meeting adjourned

Meeting documents used:

-  [ConCom Updates 2-21-24.pdf](#)
-  [123 Quarry Road, Notice of Intent](#)
-  [NOI 24 Heritage Rd](#)
-  [NOI 348 Main St - Dog Park](#)
-  [NOI, 5 High Street](#)
-  [RDA- 69 Concord Road](#)

