

Acton Conservation Commission
Meeting Minutes
April 16, 2025
7:15 PM
Hybrid Meeting (Room 9 & Zoom)

Present: James Colman (Vice-Chair), Jillian Peters, Peter Hocknell, Kate Warwick, Amy Green

Absent: Terry Maitland (Chair), and Zywia Chadzynska

Conservation Agent: Olivia Barksdale

Public Concerns and Regular Business

7:15PM Public Concerns

7:15PM Notice of Intent- Public Hearing – 60 Powder Mill Road

Continued to May 7th at 7:30pm

7:16PM Notice of Intent- Public Hearing – 13 Lilac Ct

Paul Kirchner, Stamsky McNary, presented on behalf of the applicant Aaron Billy. Mr. Kirchner provided a description of the property and proposed scope of work. He noted that a stream stat analysis was conducted based on feedback from DEP. The results showed the stream is an intermittent stream and does not project to the 200-foot river front area.

The proposal is to construct an addition (garage with living space above) to the current dwelling. A small portion of the deck and a portion of the driveway is presently within the no build zone. The proposed plan shows an expansion of the deck but no closer to the no build zone than the existing deck and it meets the definition of like structure. There is approximately 5ft of the purposed driveway in the buffer, a 58-foot reduction in impervious area, catch basin in the driveway discharging to the rear of the addition (outside the 75-foot but within the 100-foot buffer), and grading (outside buffer zone). There will be a silt fence (shown in red on the plan). The new piece of deck will be on Sonotubes. The paved portion of the driveway to be removed will be converted to lawn.

Amy Green asked what would happen to the roof run off for the addition. Paul responded that it would run to the gutter system.

Amy Moved to issue the order of conditions with no specials. Peter Hocknell seconded. All in favor (5-0)

7:25PM Hazard Tree Removal – 7 Fernwood Road

Waiting on more information. Continued to May 7th at 7:35pm.

7:49PM Enforcement Order – 43 Kinsley Road

The Commission summarized the site walk from the previous Tuesday. They observed potential violations, the berm and the associated Japanese Knotweed, structures that had been built in the 50-100 ft zone, construction equipment parked very close to the wetland, and debris down by the construction equipment. The Commission reviewed aerial views of the property. No evidence of agricultural use in the last 3-5 years was observed. It was recommended that the land owner submit a plan for the Commission to review to address these issues. The Land Owner was not present to continue the discussion. The Commission will discuss and potentially decide on an enforcement order for 43 Kinsley Road at the May 7th meeting.

7:26 Administrative Updates

1. Review and Approve Meeting Minutes

- a. Continued to May 7th at 7:40pm

2. Arboretum Survey

- a. Bettina Abe presented on behalf of the Friends of the Acton Arboretum. They are working on the strategic plan to manage and maintain the Arboretum. An important aspect of the plan is community feedback and the survey that will be used to engage the public. They requested the feedback of the Commission before they distribute the survey. The Commission said the survey was comprehensive, and had no additional feedback. Bettina and the Friends of the Acton Arboretum will proceed with distributing the public survey for the Arboretum strategic plan.

3. 976 Main Street – Kennedy Property

- a. Olivia Barksdale presented a letter of notice to the landowner to request that they come before the Commission. The Commission reviewed the letter and had no comments.

4. 187 Main Street – Encroachment on Town Land

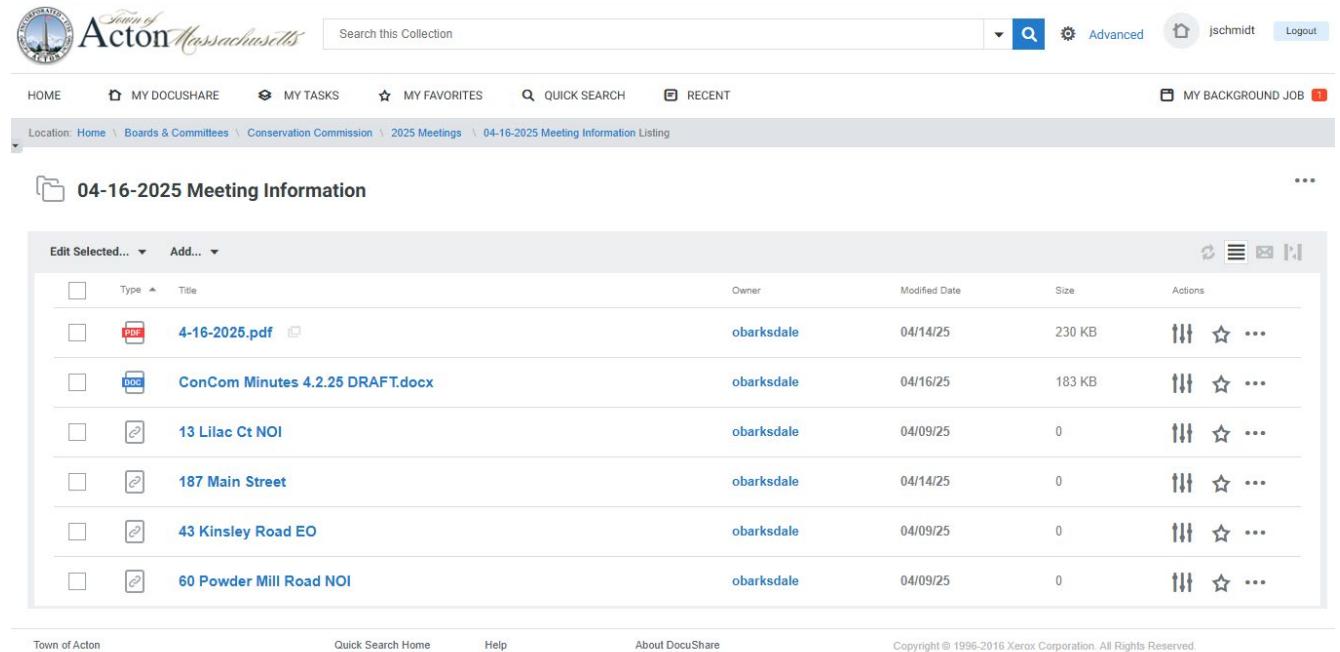
- a. Land Steward submitted a letter to the Commission regarding an encroachment at 187 Main St. The land owner began encroachments onto Great Hill around 2004 which has slowly increased overtime. They are using it as an extension of their property, storing cars and grading. Olivia reviewed aerial photos of the site from 2007 to 2023. Olivia requested a formal survey of the property line. The Commission recommended that the Discovery Museum be contacted to determine if they have conducted a survey, and to get the wetland surveyed as well.
- b. Steve Marsh on behalf of Steve Merill commented that Mr. Merill has confirmed he will move everything off of the encroachment and add plantings. Steve will contact Mr. Merill to determine if he has a plot plan or survey of the lot.
- c. The Commission requested that Olivia set up a site visit for the week of May 12th in order to determine next steps.

5. National Grid Update

- a. National Grid is replacing gas mains (from steel to plastic) between 153 Arlington Street and 198 Arlington Street, Arlington Street to 8 Houghton Lane, and then Arlington Street to 31 Elm Street. It was confirmed this work would take place in the paved areas. The Commission had no further comment.

8:09 James Coleman closed the meeting at 8:09pm

Documents and exhibits used at this meeting:



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| Type | Title | Owner | Modified Date | Size | Actions |
|------|----------------------------------|------------|---------------|--------|---------|
| PDF | 4-16-2025.pdf | obarksdale | 04/14/25 | 230 KB | More |
| DOC | ConCom Minutes 4.2.25 DRAFT.docx | obarksdale | 04/16/25 | 183 KB | More |
| DOC | 13 Lilac Ct NOI | obarksdale | 04/09/25 | 0 | More |
| DOC | 187 Main Street | obarksdale | 04/14/25 | 0 | More |
| DOC | 43 Kinsley Road EO | obarksdale | 04/09/25 | 0 | More |
| DOC | 60 Powder Mill Road NOI | obarksdale | 04/09/25 | 0 | More |

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