



SELECT BOARD
MEETING MINUTES
JULY 21, 2025
6:00 PM

ACTON TOWN HALL, ROOM 204
472 MAIN STREET

Present: Dean Charter, Alissa Nicol, David Martin, Jim Snyder-Grant, Fran Arsenault
Additional Attendees: Town Manager John Mangiaratti, Assistant Town Manager Thom Begin,
Executive Assistant Lisa Tomy

I. Regular Business

1. Resident Concerns

None

2. Chair Update/Town Manager Update/Members Minute

Mr. Charter – Department of Public Works Building Committee meeting on 7/24 in room 204 at 7PM to update information about the project and get feedback from members and architects and commented on disastrous situation in Metro Boston in 14 communities with the garbage collector strike noting concerns about closing the transfer station and going to private contractors. Mr. Mangiaratti updated the Board noting Java with John is tomorrow at 9:30 AM at the Senior Center, in collaboration with Economic Development Office and summer concert series will be offering a discount on concert tickets if you show a local restaurant receipt purchased on the day of the event. Mr. Begin noted this Friday concert series with an Elton John cover band, thanked everyone involved planning the July 4th event; Police, Fire, DPW, IT, Maura Haberman, and Recreation.

Ms. Nicol noted that the Acton Water District meeting that progress is being made on Center and South Acton PFAS plants by late September and late October and A letter to editor of the Acton Exchange reminding the current water use restriction is 2 days per week. Library Director Maria Palacio elected Director at Large for small/rural libraries for the Public Library Association Board of Directors, Energize Acton holding plant based picnic at NARA Pavilion 7/27 from 6-8 PM, Commission on Disabilities is hosting 35th anniversary of COD Act.

Mr. Snyder-Grant the ADA celebration has a name and phone number to call for a free ride. Transportation Advisory Committee and Commission on Disabilities will work together about the town transportation program.

II. Public Hearings

3. 7:15 PM Site Plan Special Permit(SPSP) and two Use Special Permits (USP) for Marcus Lewis Racquet Club to construct a clubhouse, pickleball enclosure, and tennis court enclosure within a portion of the property located at 45 Nagog Park

Mr. Charter read the public hearing notice. Representing the applicant was Greg Roy with Dillison & Roy engineering firm for the project.

Mr. Charter noted no decision has been made from the Conservation Commission and does not foresee any approvals from the Select Board currently and noted the next meeting is not until August 25th. Questioned about suspending operations on Sundays to allow more parking for the church on the property, possible using additional parking along Nagog Park Drive. Mr. Snyder-Grant agrees with Mr. Charter's comments and CGC comments are very technical and suggested the applicant come back with a modified plan responding to their concerns and will require a continuation to the August meeting, noting the restricted parking and to allow more parking for accessibility customers. Mr. Martin asked if the roof over the courts retractable – they are fixed.

Mr. Snyder-Grant Moved, seconded Mr. Martin by to continue the hearing to August 25th at 6:30 PM and approved 5-0.

III. New/Special Business

4. Announcement of Planning Director Kristen Guichard Appointed as the Executive Director of the Regional Housing Services Office

Mr. Mangiaratti congratulated Kristen with her work in Acton. Liz Rust updated the Board about the RHSO Agreement that operates out of Concord with 10 member towns and what the organization provides for service. The RHSO sets a budget in September, provides periodic status reports on affordable housing, monthly tracking of hours, rental/mortgage assistance, ownership, rental and inventory monitoring. Ms. Nicol requested the RHSO host future workshops for homeowners that may benefit them educating about the resources they have access to to maintain their property similar to energy coaching. Mr. Snyder-Grant questioned about future funding opportunities to help increase the affordable housing units – Ms. Rust noted the Housing Authority having voucher program, along with the town social worker, the housing production plan, and small grant programs.

5. Introduction of Acton for Proaction Project

Penny Funaiole, Director of Health and Human Services, and Wanjiku Gachugi, DEI Director presented the Acton for Proaction Project. DEI Office was awarded a community compact grant for 50K working towards a townwide equity audit, and community audit, and Health and Human Services was awarded 40K. Both explained how the study will be conducted, data collection, interviewing focus groups, and upcoming listening sessions, and presented the timeline to complete the project. Mr. Martin questioned if the outcome of the process would produce a document with the finding available for the public, and also what the scope of practice will be for external and internal practices. Ms. Funaiole noted that trainings for certain boards and committees may differ from trainings for Human Resources and depending on the results of the recommendations. They could turn into Home Rule Petitions, or advocating legislation, engaging the community through education and as part of the funding, the town must provide progress reports on the programming the town is engaged with.

6. Discuss and Vote on Price Increase for Acton Power Choice (APC) Customers or a Reduction in Voluntary of Renewable Energy Credits (RECs) in the Standard Option.

Mr. Mangiaratti introduced Paul Gromer from Peregrene, who explained that there is a clause with the energy suppliers that allows a change of rate, if there is a change in requirement for service (DASI) day-ahead ancillary service. Mr Gromer noted only options for addressing DASI costs - either increasing the program price by amount to cover the cost of DASI or reducing the cost of the program by reducing the amount of renewable energy included in the program.

Ms. Nicol questioned if all the other communities are going to be facing the same decision – some towns are taking different approaches. Mr. Snyder-Grant questioned how many months are left in the program – through December 2026. He also inquired about the impact of the price increase – supplier starts with amount to recover and collect from DASI then divide by kilowatt hours remaining in the program which creates an amount for a price increase. For the REC decrease they look at percent of voluntary REC reduced and price per REC, multiply out with just the RECs in standard product with the town coming out ahead and supplier behind in REC reduction option. Mr. Snyder-Grant questioned if the provider would consider a third hybrid option.

Mr. Martin explained that RECs are renewable energy certificates. That's what bought and sold to manage renewable energy. People who want renewable energy pay for them, which is in turn paid to suppliers of renewable energy.

Debra Simes, Concord Rd – based on report received what households consume per month the increase would be under 5 dollars for all categories questioned if we can reduce REC.

Tom Beals – receives checks for his solar panels and questioned who is buying and paying for the RECs – participants in the Acton Power Choice program.

Jude Aronstein – noted people who want to opt out can opt out, and would contribute 5 dollars towards a healthier planet

Carol Root-Wakins, Strawberry Hill Road – if we optioned for lower RECs, people could opt into 100% green. Feels due to people's budgets educate community on what the trends are for the future.

Corrine Hogseth – noted there is a bill pending to end energy choice – only private sales to customers – legislation does not effect aggregation programs.

Ms. Nicol was leaning towards increase the price and keep REC at same level due to the recommendation of the Green Advisory Board, but now leaning towards keeping the price the same. Should take another look at the program and that there are no other options.

Mr, Martin not in favor of raising price at this time. Past APC selling point is being below Eversource price. Higher prices would discourage conversions to heat pumps. Feels that the town should renegotiate prices in 2027.

Mr. Snyder-Grant acknowledged the memo from the GAB. Prefers going the next 16 months with reduced RECs.

Ms. Arsenault agrees with option B. Mr. Charter noted concern about skepticism regarding government and to change course in pricing and could look for a better deal in 16 months.

Mr. Martin moved, seconded by Ms. Nicol to leave the prices and Acton Power Choice the same and opt to renew the RECs on the standard option to meet the needs for DASI, modified to move to authorize the Town Manager to amend the Acton Power Choice contract to leave the price the same and reduce the RECs on the standard option to meet the DASI requirements, seconded by Ms. Nicol and approved 5-0.

7. Approve Historic Sign Marker for 17 Woodbury Lane

Mr. Begin introduced the proposed historic marker. Two options were presented with the name and circa year, and one with just the circa year. The Historic District Commission is looking for the Board's preference. Ms. Nicol questioned if the Historic Commission discussed and gave input on the proposed markers. Mr. Arsenault noted the HDC would be the commission to approve the markers. Mr. Martin would like confirmation from the HC regarding the appropriate name listed on the marker and come back at the next meeting in August to discuss and make a final decision.

8. Approve Memorandum of Agreement (MOA) between the Town of Acton and Primrose School Related to Sewer Connection

Mr. Mangiaratti noted a follow-up from a previous meeting for the request to connect to sewer. The Board discussed the request and concerns about capacity, and to work on a MOA for a commitment on both parties, Primrose to increase SBU from 2 to 8 which more than allotted in exchange would pay for the betterments and \$60,000 towards the I&I work, contribute 2 scholarships to Acton residents for 5 years. Could not agree to consider preserving the current home at the proposed location and requested support to expedite the demolition of the structure. Ms. Nicol questioned the SBU, also does not support the request to expedite the demolition of the structure as it opens a precedent for any entity in the future. Encourages applicant to pursue an architectural design study to maintain the building or a construction study or to incorporate the building into part of the campus. Stresses finding a way to maintain the historic building due to their high corporate profits. Mr. Charter stresses to find a way to preserve the building comparing the development to Villageworks in West Acton that maintained older buildings at that location. Ms. Arsenault feels the Historic Commission is not interested in preserving the building. Mr. Martin noted the proposed SBUs would be in the range of 2500 gallons/day. Feels the request for the demolition delay is inappropriate for the MOA. Mr. Charter concluded the demolition delay bylaw is inappropriate in the MOA and suggests the Town Manager go back to Primrose to discuss the Board's request to remove that portion in the MOA. Mr. Snyder-Grant felt they would come back with a counter-offer. Ms. Nicol noted their proposed driveway adjacent to the entrance to the

school campus could potentially become very congested with traffic and potentially dangerous. Mr. Charter summarized the Board would like to save the building, and would be comfortable signing the MOU by removing the demolition delay and have Primrose work with the Historic Commission.

9. Finalize India Participation Day Celebration on August 3rd Discuss Participation and Approve Proclamation

Ms. Nicol noted the date listed was inconsistent – correcting the proclamation to Sunday, August 3rd.

Ms. Nicol moved, seconded by Ms. Arsenault to approve the proclamation as edited and approved 5-0. Ms. Arsenault will attend.

10. Approve Purchase of a Portion of Stone Wall Located at 4 Piper Lane for \$10

Agenda item passed over.

11. Approve Amended Easement with The Discovery Museums, Inc., 177 and 183 Main Street

Mr. Mangiaratti noted the easement amendment has been updated with Town Counsel. **Ms. Nicol moved, seconded by Mr. Martin to approve amended easement with The Discovery Museums, Inc. At 177 and 183 Main Street and approved unanimously 5-0.**

12. Discuss Perambulation and Progress on Painting of Bounds Throughout Acton

Mr. Snyder-Grant updated the Board on the progress marking the boundaries of Acton with adjacent towns presenting several pictures from area monuments. Mr. Snyder-Grant noted that this process is required by law, and will allow the public to access these reports through public files with the Town Clerk and on DocuShare. The reports will be shared with adjoining towns as well. Mr. Snyder-Grant noted some markers were missing or possibly buried, and questioned the Board if dating the markers could be done a different way. Ms. Nicol supports possibly using CPA funding to repair and straighten the markers. Mr. Snyder-Grant has been recording the coordinates throughout the process and possibly including the GIS Department to more accurately record the locations.

13. Discuss Potential Meeting with Maynard Select Board

Mr. Charter and Ms. Nicol recently held a meeting with 2 members of the Maynard Select Board regarding possibly collaborating in some fashion regarding shared municipal services such as emergency dispatch, transportation, public health, etc. to save money. Currently the town has shared Veterans Services with Boxborough and an Electrical Inspector with Littleton. Board members suggested a joint meeting with both full Boards, and requested the Town Manager reach out to the Town Administrator in Maynard to set up the meeting as a workshop in the fall.

IV. Consent Items

Mr. Snyder-Grant held consent item 15. Ms. Arsenault held consent item 16. Mr. Snyder-Grant held consent item 17. MS. Nicol held consent item 24. **Ms. Nicol moved, seconded by Ms. Arsenault to approve consent items 14,18-23 and 25-26 inclusive and approved 5-0.**

Mr. Snyder-Gran noted for consent item 15 Bruce Ratchman should be appointed ad a full member of the Land Stewardship Committee, Lees Stuntz as an Associate Member of the Community Preservation Committee, and the COA Representative for Transportation Advisory Committee removed from reappointment, and questioned the reappointments for the Community Preservation Committee. Mr. Martin noted that Mr. Charter is a member and liaison to the CPC, Ms. Nicol noted the Town Charter does not list the appointing power to the CPC. **Mr. Snyder-Grant moved, seconded by Mr. Martin to accept the reappointment list as amended and listed and approved 5-0.**

Ms. Arsenault noted to hold the appointment of Barry Saranich until next Select Board meeting. **Ms. Nicol moved, seconded Ms. Arsenault to approve consent item 16 as amended and approved 5-0.**

Ms. Nicol noted personal knowledge of film production for consent item 24 and recused herself; also Mr. Martin. **Mr. Snyder-Grant moved, seconded by Ms. Arsenault to approve consent item 24 and approved 3-0.**

Ms. Nicol moved, seconded by Mr. Martin to adjourn and approved 5-0.
Meeting adjourned at 9:34 PM.

Documents Used:

- July 21, 2025 Agenda
 - Site Plan Special Permit #5/30/2025-494, Use Special Permit #06/25/2025-504, and Use Special Permit #06/12/2025-506
 - Notification of New RHSO Director
 - Acton for Proaction Project Presentation
 - Acton Power Choice Price Adjustment Memo and Presentation
 - Green Advisory Board Memo Dated July 9, 2025
 - Historic Sign Marker for 17 Woodbury Road
 - India Day Proclamation
 - Discovery Museum Easement Email from Nina Pickering Cook Dated July 17, 2025
 - Discovery Museum Easement Plan Exhibit
 - Amendment to Discovery Museum Easement
 - Meeting Minutes
 - Committee Reappointments
 - Recommended Committee Appointments
 - Committee Appointment Recommendation for Robert Sekuler from the Volunteer Coordinating Committee
 - Memos from Maura Haberman Requesting Accepting Various Donations Toward the Summer Concert Series and Special Events
 - One Day Alcoholic Beverage License Applications
 - Email from Jonathan Madrigal Requesting Use on Town Roads for 2025 American Diabetes Association Tour de Cure Dated July 10, 2025
 - Email from Myke Farricker Requesting Use of Town Roads for 2025 Ride to Defeat AL Dated July 11, 2025
 - Special One Day License for Malt and Wine for Linda Vecchiarello
 - Special One Day All Alcoholic Beverages License for Carol Barron
- Select Board Meeting Minutes, July 21, 2025

- Approved Filming and Production Application for Pointing Fingers
- Memo from Planning Division Requesting Accepting a Donation Towards the Sidewalk Fund Dated July 16, 2025
- RHSO IMA Amendment