

Acton Conservation Commission
Meeting Minutes
July 2nd, 2025
7:15 PM
Hybrid Meeting (Room 9 & Zoom)

Present: Terry Maitland (Chair), Jillian Peters, James Colman (Vice-Chair), Peter Hocknell

Absent: Amy Green, Kate Warwick, and Zywia Chadzynska

Conservation Agent: Olivia Barksdale

Public Concerns and Regular Business

7:15PM Public Concerns

7:15PM Notice of Intent- Public Hearing – 18 Alcott Street

Matt Marro presented the project, explaining that the existing septic system would remain in place while a new system would be installed. The plans included erosion protection measures, two new tanks, and a new manhole. He noted that as requested by the Commission during their site visit, the 50-foot buffer zone had been added to the plans and submitted both in hard copy and electronically. Marro mentioned that the DEP had issued a number for the project the previous day with no comments.

Commissioner James Colman, who had visited the site the project is located entirely on existing lawn within the 100-foot buffer zone but would have no impact on wetland resources. The Commission confirmed that erosion controls were included in the plans. With no further questions or comments, Chair Maitland closed the hearing and asked for a motion.

Motion by James Colman, seconded by Peter Hocknell, to issue OOC with no specials. Motion carried unanimously.

7:18PM Notice of Intent- Public Hearing – 19 Maple Street

Sarah Kwatinetz of Nitsch Engineering, joined by Kristen Antunes and Matt Soltys, presented a parking lot repair project for 19-21 Maple Street. The one-acre site borders wetlands to the west, front, and north, and falls within a 100-year floodplain. An existing drainage system discharges into the wetlands, and any overflow further permeates there. Future plans include it serving as a parking lot for MBTA and a home for the Acton Food Pantry. Proposed improvements introduce 2,700 square feet of impervious surface within the wetland buffer, maintaining a non-conforming setback of four feet from the wetland. Added stormwater management elements such as a detention system, catch basins, and specialized structures aim at 100% TSS and 52% phosphorus removal. Groundwater found at less than two feet depth presents challenges for deeper drainage solutions. Commissioner James Colman remarked on missed opportunities for greater wetland

buffers. Due to a missing DEP number, the meeting adjourned without a vote, and the hearing is continued to July 16.

7:29PM Notice of Intent- Public Hearing – 279 High Street

Mike Carpenter of RH Adhesives introduced Dan Carr from Stamski and McNary, who presented the project, noting they received their DEP number that afternoon. Carr discussed a conversation with Corey York from DPW assuring that the rain garden would not negatively affect an earthen dam and should improve water flow conditions. Commissioner Hocknell mentioned the DEP's comments, which Carr addressed: providing a stormwater checklist, detailing a gravel diaphragm and grass filter for BMP pre-treatment, undertaking soil test pits during construction, complying with Standard 6 due to the site's Zone 2 wellhead location, allocating ample snow storage space, and ensuring monitoring for invasive species removal. He also agreed to enhance the operation and maintenance plan. Despite Carr's explanations, Commissioner Coleman indicated a need for written responses to the DEP comments and written confirmation of York's communication. Michael Coates, the abutter, reiterated his support. Carpenter expressed frustration over the prolonged process; however, the Commission emphasized the necessity of test pit data and DEP comment responses before moving forward. It was agreed the applicant would complete these tasks and continue to July 16th at 6:15 PM. Motion to continue the hearing for 279 High Street passed unanimously.

7:50PM Notice of Intent- Public Hearing – 91 Newtown Road- DEP # 085 - 1387

Chair Maitland noted that the applicant had requested a continuation. The Commission discussed that a site visit had recently occurred, and there were questions about potential intermittent streams on the property and irregularities in the soil.

Commissioner James Colman mentioned that a key issue would be whether abandoned structures maintain grandfathered setback allowances after being unused for many years.

Administrative staff Olivia Barksdale added that the Zoning Board had denied their application, so the applicant might return with a new layout or appeal the decision.

This hearing was continued to a future meeting.

8:00PM Notice of Intent- Public Hearing – 64 Washington Drive

This hearing was continued to July 16, 2025.

8:00PM Notice of Intent- Public Hearing – 60 Powder Mill Road

This hearing was continued to July 16, 2025.

Administrative Updates

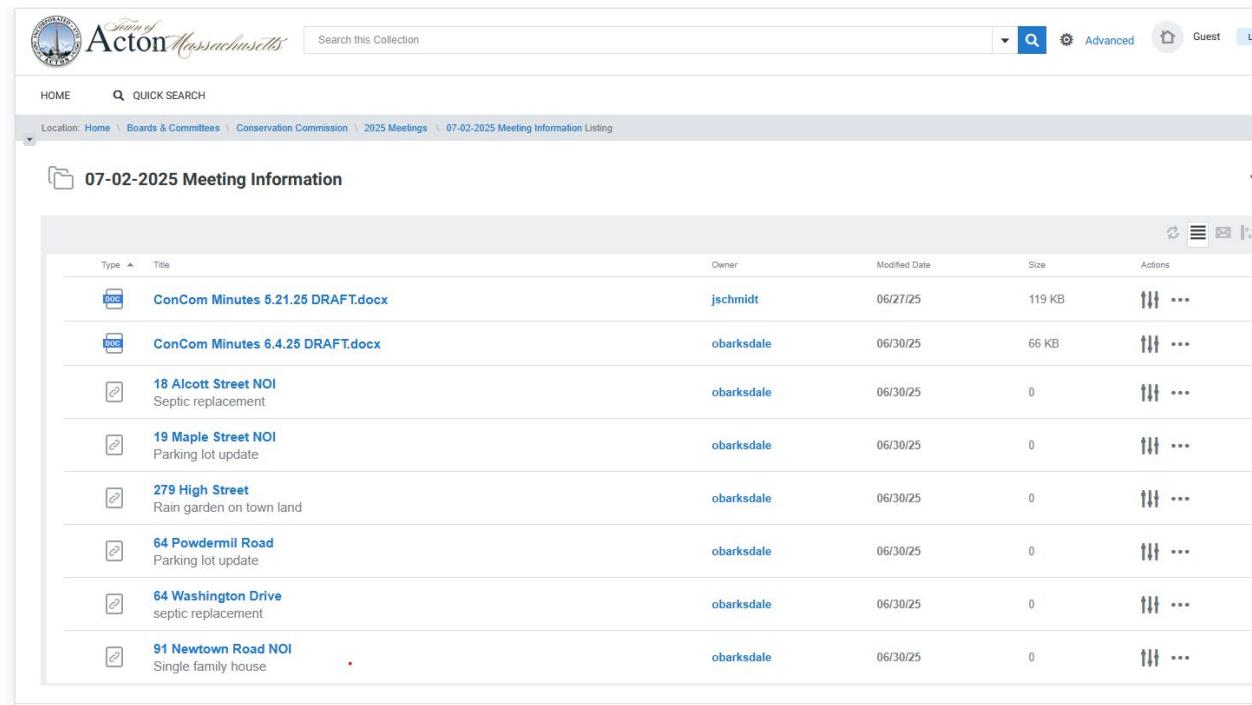
Administrative staff Olivia Barksdale noted that she had incorporated comments received from Commissioners Peter Hocknell, James Colman, and Terry Maitland for the minutes of May 21 and June 4.

Due to Commissioner James Colman's absence from the May 21 meeting and questions about attendance at the June 4 meeting, the Commission did not have sufficient members to vote on approving the minutes. The approval of minutes was postponed to a future meeting.

Chair Maitland adjourned the meeting.

8:08PM Meeting adjourned

Documents and exhibits used at this meeting:



The screenshot shows a digital archive interface for the Town of Acton, Massachusetts. The top navigation bar includes the town seal, a search bar, and links for 'Advanced' search, 'Guest' access, and a user profile. Below the navigation is a breadcrumb trail: 'Location: Home \ Boards & Committees \ Conservation Commission \ 2025 Meetings \ 07-02-2025 Meeting Information Listing'. The main content area displays a list of documents under the heading '07-02-2025 Meeting Information'. The table has columns for 'Type', 'Title', 'Owner', 'Modified Date', 'Size', and 'Actions'. The documents listed are:

Type	Title	Owner	Modified Date	Size	Actions
DOC	ConCom Minutes 5.21.25 DRAFT.docx	jschmidt	06/27/25	119 KB	⋮ ⋮ ⋮
DOC	ConCom Minutes 6.4.25 DRAFT.docx	obarksdale	06/30/25	66 KB	⋮ ⋮ ⋮
DOC	18 Alcott Street NOI Septic replacement	obarksdale	06/30/25	0	⋮ ⋮ ⋮
DOC	19 Maple Street NOI Parking lot update	obarksdale	06/30/25	0	⋮ ⋮ ⋮
DOC	279 High Street Rain garden on town land	obarksdale	06/30/25	0	⋮ ⋮ ⋮
DOC	64 Powdermill Road Parking lot update	obarksdale	06/30/25	0	⋮ ⋮ ⋮
DOC	64 Washington Drive septic replacement	obarksdale	06/30/25	0	⋮ ⋮ ⋮
DOC	91 Newtown Road NOI Single family house	obarksdale	06/30/25	0	⋮ ⋮ ⋮

All Documents can be found at: <https://doc.actonma.gov/dsweb/View/Collection-19374>