

Acton Conservation Commission

Meeting Minutes

August 6th 2025

6:15 PM

Hybrid Meeting (Room 9 & Zoom)

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

Absent: Zywia Chadzynska

Conservation Agent: Olivia Barksdale

Public Concerns and Regular Business

6:21PM Public Concerns

6:21PM Request for Determination of Applicability – Acton - MBTA

Conservation Agent Olivia Barksdale noted that representatives from the MBTA were absent, the project was continued to August 20th.

6:25PM Hazard Tree – 433 Main Street

Meghan Hogan presented a request to remove seven trees (willows and Norway maples) at 433 Main Street. She displayed a map showing the location of the trees relative to the residence and the Acton Arboretum property.

Ms. Hogan explained that several of the trees posed safety hazards. A dead willow tree with a heavy lean was at risk of falling into a pond. She noted that the property owner had previously received approval to remove deadwood that had fallen into the pond and wanted to proactively address these trees before they created similar issues. Additional Norway maples were proposed for removal because they are invasive species that were preventing native plants from thriving.

Jeff Otis, certified arborist, confirmed that he had been working with the property owner for ten years and believed the trees needed to be removed. He stated that they would bring in a crane to access the trees using an existing access road, and would cut the stumps flush with the ground.

Commissioner James Colman asked if the Acton Arboretum had been consulted about the tree removal, noting the importance of communication with them before work begins. Ms. Hogan mentioned that the arboretum had previously asked the property owner to remove Norway maples and was actively removing them from their own property. The Commission requested that Olivia Barksdale contact the arboretum to inform them of the approved work.

Commissioner Terry Maitland moved to approve the plan as stated for removal of the seven trees (Norway maples and dead willows). The motion was seconded by Commissioner Peter Hocknell. The motion passed unanimously.

6:37PM Request for Determination of Applicability – 113 Main Street

Anna Maria Palacio presented on behalf of the applicant. She explained that the project involved rebuilding a retaining wall at the Erikson Grain Mill that was damaged when a truck backed into it. The new wall would follow the same footprint and curvature as the existing wall. Ms. Palacio shared several photographs showing the wall, which at its highest point is 6 feet 2 inches where it meets the building, and gradually descends to ground level.

Ms. Palacio displayed images of the proposed material, which she noted would be of better quality than the current wall and would include a cap on top. She explained that the space behind the wall provides parking for one or two cars and is not for public use, only for a private office.

Robert Therrien, the architect, explained their construction approach, noting that they would have a dump truck on-site to temporarily store excavated material, which would then be used to backfill behind the new wall. This would minimize impact on the site and avoid depositing materials elsewhere. Some crushed stone would be added behind the wall, with any surplus material being removed from the site.

After a brief discussion, Commissioner Amy Green moved to issue a negative 2 determination due to the project's location in the riverfront area. The motion was seconded by Commissioner James Colman. The motion passed unanimously.

6:46PM Request for Determination of Applicability – 20 Adams Street

Pooja Chari introduced herself as the project engineer designing a new 300,000-gallon equalization tank at the wastewater treatment facility. She explained that the tank would store wastewater coming into the facility during wet weather events to prevent exceeding flow permits.

Mike Camadeco provided additional details, noting that the project had been updated following a site walk earlier in the day with conservation commission members. He explained that temporary trenching for a gravity sewer line would occur within the 200-foot riverfront area, while the permanent tank and most valving would be outside that boundary. The site would be restored to its current condition (paved) after construction.

Commissioners Amy Green and James Colman, who attended the site walk, mentioned several concerns. They noted that the site is steep from north to south, with accumulated sediment near a shed and dumpster. They also discussed potential stockpiling issues given the site's constraints.

After discussion, the Commission agreed to issue a negative 2 determination with three conditions: 1) no stockpiling within the 200-foot riverfront area, 2) any stockpiling must be done in a way that minimizes erosion potential to the riverfront area, and 3) sediment near the dumpster and shed must be swept before construction begins. The motion was seconded by Commissioner Amy Green. The motion passed unanimously.

7:00PM Request for Determination of Applicability – 78 Arlington Street

Tami Gouveia presented a request to replace a deck at 78 Arlington Street. The plan is to take down the existing deck, put down stone, and rebuild a higher deck to meet their sun porch. The new deck would remain within the same footprint as the original.

Commissioner Amy Green noted that the property also had an open enforcement order for a separate matter. She suggested that erosion controls would be needed during construction, particularly if they were installing footings and sonotubes down to a depth of 4 feet.

Commissioner Peter Hocknell moved for a negative 3 determination with one condition that erosion controls be placed around the excavation where the footings will be located. The motion was seconded by Commissioner Terry Maitland. The motion passed unanimously.

After the vote, commissioners encouraged the property owner to complete the required wetland mitigation from the previous enforcement order. Ms. Gouveia stated they would be reaching out to Scott and Oxbow in the next couple of weeks to get that process moving.

7:05PM Notice of Intent- Public Hearing – 45 Nagog Park

Brian Butler and Mark Brooks were present regarding the Notice of Intent for construction of a tennis and pickleball facility with a redeveloped parking lot at 45 Nagog Park.

Mr. Butler explained that they were still awaiting DEP#, noting there had been issues with their electronic filing that had caused delays. He requested that, pending no significant comments from DEP, the Commission consider having a draft order ready for the next meeting on August 20th to keep the project on schedule.

The applicants still needed to provide some additional information including a construction sequence, tree details, a note stating "no stockpiling in the buffer zone," and amendments to the stormwater report in response to peer review comments. Mr. Butler mentioned they had a meeting with the Select Board scheduled for August 25th.

The hearing was continued to August 20th at 6:20 PM.

7:19PM Notice of Intent- Public Hearing – 19 Maple Street DEP # 085-1395

Kristen Antunes from Niche Engineering presented a Notice of Intent for repairing a parking lot at 19-21 Maple Street. She explained that they were working with the Town to redevelop the lot which would serve the commuter rail and be the future location of the Acton food pantry.

Ms. Antunes addressed questions that had arisen during a previous presentation in July. She clarified that demolition of an existing shed attached to a building at the front of the property had been accounted for in their calculations. She also explained that a proposed sidewalk around the main food pantry building would serve as an accessible route from parking spots to the building entrances.

Ms. Antunes confirmed they had received a DEP number with no comments from the department, and that the stormwater report had been reviewed by the town engineer.

Commissioner Amy Green moved to issue an Order of Conditions with no additional conditions. The motion was seconded by Commissioner Peter Hocknell. The motion passed unanimously.

7:34PM Notice of Intent- Public Hearing – 91 Newtown Road- DEP # 085 - 1387

Nathaniel Cataldo from Stamski and McNary represented the project at 91 Newtown Road. Mr. Cataldo requested that the Commission continue the hearing but provide written confirmation that the wetland as shown on plan was flagged appropriately.

Commissioner Amy Green noted that she had just seen the latest plan and had concerns about a stream that wasn't shown on the map. She stated that in her opinion, there was a jurisdictional area from flag 16D down to wetland flag A that should be depicted on the plan.

After discussion, the Commission presented Mr. Cataldo with two options: either accept Commissioner Green's assessment and add the missing stream to the plan, or pursue a third-party review of the wetland delineation. Mr. Cataldo requested time to consult with his client about which option they preferred.

The hearing was continued to September 3rd at 6:50 PM.









































Administrative Updates

- The Commission reviewed the minutes from the June 18, 2025 meeting. Commissioner James Colman moved to approve the minutes of June 18, 2025. The motion was seconded by Commissioner Amy Green. The motion passed unanimously.
- Conservation Agent Olivia Barksdale asked about the Commission's availability for a site visit to the Kennedy property to review wetland delineation. After checking schedules, the Commission agreed to meet on Wednesday, August 13th at 4:00 PM.
- Ms. Barksdale also sought the Commission's opinion on a property owner's request to remove a red maple tree to maximize solar panel efficiency. Commissioners generally expressed reservations about removing a healthy tree solely for solar panels, with several noting that the applicant would need to file a formal RDA. Commission would need to see plans before making any determination.
- The meeting was adjourned. Commissioner Terry Maitland moved to adjourn the meeting. The motion was seconded by Commissioner James Colman. The motion passed unanimously.

7:57PM Meeting adjourned

Documents and exhibits used at this meeting:

08-06-2025 Meeting Information

<input type="checkbox"/>	Type	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		8-6-2025.pdf	obarksdale	08/04/25	231 KB	  
<input type="checkbox"/>		ConCom Minutes DRAFT 6.18.25.docx	obarksdale	08/04/25	133 KB	  
<input type="checkbox"/>		113 Main Street RDA Repair Wall	obarksdale	08/04/25	0	  
<input type="checkbox"/>		19 Maple Street NOI Parking lot update	obarksdale	08/04/25	0	  
<input type="checkbox"/>		20 Adams Street RDA WWT upgrades	obarksdale	08/04/25	0	  
<input type="checkbox"/>		433 Main Street Haz Tree	obarksdale	08/04/25	0	  
<input type="checkbox"/>		45 Nagog Park NOI Building infrastructure	obarksdale	08/04/25	0	  
<input type="checkbox"/>		78 Arlington Street RDA Deck replacement	obarksdale	08/04/25	0	  
<input type="checkbox"/>		91 Newtown Road NOI Single family house	obarksdale	08/04/25	0	  
<input type="checkbox"/>		Town of Acton MBTA RDA Town of Acton MBTA RDA	obarksdale	08/04/25	0	  

All Documents can be found at: <https://doc.actonma.gov/dsweb/View/Collection-19470>