



Acton Conservation Commission

Meeting Minutes

October 6, 2021

7:15 PM

Virtual Meeting

Present: Terry Maitland, Jim Colman, Zywia Chadzynska, Jillian Peters

Absent: Amy Green, Tim McKinnon, Carolyn Kiely

Natural Resources Director and recording secretary: Tom Tidman

Zoom Host: Fran Portante

Chairman Maitland called the meeting to order at 7:15 PM and read the Virtual Meeting protocol instructions.

Regular Business

7:18 Notice of Intent: 13 Arlington Street/180 Newtown Road Boardwalk (continued from 9/22/21)

Conservation Agent and Natural Resources Director Tom Tidman noted that DEP had reviewed the filing and issued a DEP ID number, 85-1308, and the Commission could now issue the Order of Conditions.

Decision: Jim moved to issue an Order of Conditions with bylaw conditions 18 & 19 waived. Terry seconded the motion and the roll call vote was unanimous.

7:20 Request for Determination: 8 Kingman Road

Eric Beaudin & Huey Han Chen for a project at 8 Kingman Road (assessors map G1, parcel 43). The project is the construction of a 19 foot by 10 foot sunroom. Work will occur within the wetland buffer zone.

Kevin Kieier from Brady-Built Sunrooms presented plans for the construction of a 10' X 19' sunroom off the back of the existing house. A frost wall will be installed under the sunroom. A silt sock (hay wattles) will be installed around the construction area.

Zywia asked if any construction was proposed for the front of the house (pond side of house) and the answer was no. Zywia asked that no construction equipment be stored or work done in the front yard.

Meeting was closed at 7:30 PM.

Decision: Jim moved to issue a negative 3 determination, meaning work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore said work does not require the filing of a Notice of Intent, subject to the following conditions (if any). He included the special condition that no construction or construction equipment is permitted in front of the house. Zywia seconded the motion and the roll call vote was unanimous.

7:30: Request for Determination: 2 Sarah Lane

Christopher and Meghan Spring for a project at 2 Sarah Lane (assessors map F2-A, parcel 123). The project is the construction of a 22 foot by 17 foot addition to the existing dwelling. The location of the addition is within the 100 foot wetlands buffer zone.



Christopher and Meghan Spring, owners of the property, presented plans for the new addition to the rear of the dwelling. The plans meet the 75' foot setback requirement. Jim noted the area of the construction site was quite level and currently lawn. The meeting was closed at 7:39 PM.

Decision: Jim moved to issue a Negative 3 determination (see above decision for explanation of Negative 3), with no additional conditions. Zywia seconded the motion and the roll call vote was unanimous.

7:40: Request for Determination: 48 Great Road

Global Companies LLC for a project at 48 Great Road (assessors map G-5, parcel 76). The project is the abandonment of wells per regulatory obligations, and the resurfacing of the Pillar House Condominium parking lot. Work will occur within 100 feet of wetlands.

Stephan Sokol, with GES Inc, presented for Global Companies LLC, owners of the Mobil Station at 44 Great Road. He noted that the petroleum clean up in groundwater on the abutting property to the Mobil Station was considered complete and was closed in 2016. The current request is to remove all of the monitoring and treatment wells installed on the adjacent Pillar House property. Once all the wells have been removed, the existing parking lot at 48 Great Road will be milled and resurfaced. The parking lot will remain the same size. The meeting closed at 7:56 PM.

Decision: Terry moved to issue a Negative 3 determination (see above). Jim seconded the motion and the roll call vote was unanimous.

8:00: Notice of Intent: 348-364 Main Street, Acton Senior Housing

The Acton Housing Authority is proposing the construction of 40 Senior Living Housing Units to be located at 362-364 Main Street. (continued from 09-22-2021)

Kelley Cronin, Acton Housing Authority Director, reviewed the history of the project with the Commission. Erin Joyce with Joyce Associates, discussed the resource areas and potential impacts associated with the project, noting that currently untreated stormwater is entering wetlands "A" directly across Main Street from Kennedy Nursery. All stormwater will be treated and passed through a bio-retention area prior to entering wetlands "A". a significant portion of buffer zone, approximately 5,500 feet, currently the paved area in front of the Kennedy Nursery, will be restored as green space. The management of stormwater generated around the proposed building and parking areas will meet the State Stormwater standards.

Kelly Cronin noted that the project is currently under review by the ZBA, and that Russell Tedford, with Hancock Associates (virtually present), is working with the Acton BOH. No permit has been issued at this time.

The Commissioners discussed the leach field design with Mr. Tedford, inquiring about the extent of the proposed breakout area into buffer zone and the overall height of the leach field mounded area. The Commissioners noted that having BOH approval of the septic system design would be beneficial prior to closing the wetlands hearing. The Commissioners asked about the Dog Park and how it would be located over and next to the proposed leach field. Ms. Cronin mentioned that Hancock associates would be meeting with the Dog Park Committee the following day to discuss the design.

Erin Joyce noted that the Planning Board is still waiting on comments from GCG, who are conducting a peer review.



Chairman Maitland asked if the applicant would like to continue the hearing to October 20. It was also pointed out that no DEP file number had yet been issued, preventing the hearing from being closed. The hearing was continued to October 20 at 7:50PM.

Notice of Intent: 5 Fletcher Court (continuance)

Chairman Maitland announced that the applicant requested the hearing be continued to October 20 at 8:05PM.

Consent Items:

Certificate of Compliance: 21 Evergreen Road, DEP No. 85-0894

Jim moved to issue a Certificate of Compliance; Zywia seconded the motion and the roll call vote was unanimous.

Minutes of September 1, 2021, reviewed by TM, CK, TMc, AG

Zywia moved to approve the minutes of September 1, Jim seconded the motion and the roll call vote was unanimous.

Minutes of September 22, 2021, reviewed by TM

Zywia moved to approve the minutes of September 22, Jim seconded the motion and the roll call vote was unanimous.

Meeting adjourned at 8:55 PM.

Documents and Exhibits Used During this Meeting

Notice of Intent filing for 13 Arlington St. Boardwalk: 85-1308, DEP number
Request for Determination filing for 8 Kingman Road
Request for Determination filing for 2 Sarah Lane
Request for Determination filing for 48 Great Road
Notice of Intent filing for 348-364 Main Street
Request for Certificate of Compliance for 21 Evergreen Road, DEP Number 85-0894

Additional materials can be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-13010>

Terrence Maitland, Chair