



SELECT BOARD  
MEETING MINUTES  
SEPTEMBER 18, 2023  
7:00 PM  
ACTON TOWN HALL, ROOM 204  
472 MAIN STREET

Present: Jim Snyder-Grant, Fran Arsenault, Dean Charter, David Martin, Alissa Nicol, Town Manager John S. Mangiaratti

Absent: None

**I. Regular Business**

1. Resident Concerns

None

2. Chair Update/Town Manager Update/Members Minute

Mr. Snyder-Grant noted a request for an additional one-day liquor license was received after the agenda was posted and will request it be considered on consent, and the proponent for the Site Plan Special Permit hearing tonight requested to continue to a date to be discussed but will entertain any questions from the Board or public for the proponent.

Mr. Mangiaratti noted the electric charging DC fast chargers to be installed at Veterans Field from a recent grant awarded to the town. MassDOT is working to install a HAWK beacon sign at the crosswalk at Brook Street, with a delay in the supply chain, he hopes to have it installed by the end of the calendar year. Acton Rides Taxi service for free taxi rides was publicly launched for eligible residents to include additional hours on evenings and weekends not covered by the CAT and to contact [transportation@acton.gov](mailto:transportation@acton.gov). Open Meeting Law and Public Records Request training on Tuesday evening in room 204. Held a meeting at the Senior Center to get feedback on the solid waste program and transfer station, and one held during the Finance Committee meeting.

Mr. Charter noted the first speaker series will be on Thursday September 21<sup>st</sup> for the Acton 250 Committee in room 204. Commented on the Regional Acton Concord Dispatch Center and has nothing further to add or discuss regarding recent articles in the Concord Bridge newspaper. Mr. Mangiaratti briefed the Board that Concord is looking for other opportunities and will be reaching out to the Board, but will continue efforts on the Regional Communications Center.

Mr. Martin attended the ribbon cutting of the AB Resource Center last week and briefed what the center offers for new residents.

Ms. Nicol attended a training for volunteers for the AB Resource Center and there will be a community resource and volunteer opportunity fair at the Administration

Building on October 2<sup>nd</sup> from 4-7 PM, and noted the Resource Center is available for everyone to use to connect to local resources. The Citizen Library Trustees met September 5<sup>th</sup> and heard about the working group suggested by the Select Board, and the Memorial Library Trustees will be meeting next week to discuss this proposal as well; the Kelley's Corner construction has placed fencing in the Kmart parking lot identifying that it is an active construction site so people should avoid walking through the area.

## II. Public Hearing

3. 7:10 PM Site Plan Special Permit #02/27/2023-490, MAG RE Holdings, LLC, 1 & 5 Nagog Park and 499 Great Road.

Mr. Snyder-Grant read the public hearing notice. Mark Bobrowski representing the applicant noted that many comments from town staff and GCG have recently been received by the applicant and is requesting a continuance to October 16<sup>th</sup> to allow for further agreement on the application and to resolve any issues and will give the peer reviewers additional time to write up their comments and letters. Mr. Brobrowski stressed that the updated plans will continue to only develop the east side of the property.

Mr. Charter met with the Design Review Board and came up with a number of points submitted in a lengthy memo by the DRB. Mr. Charter stressed that the landscape buffer be protected by boulders, bollards, or guard rail to prevent the parking of cars on the landscape area due to cars parked on the grass at their current location. He favored the flexible parking plan and and questioned if Board members would like the proponent to include the sidewalk extension or to accept a gift to the sidewalk fund. Mr. Martin suggested several conditions as part of the approval of the special permit, and suggests to continue to a date certain when all the information has been gathered and agreed upon rather than continuing the hearing at two week intervals. Other Board members agree that sidewalk extension along Nagog Park be required.

Karla Hailer, Old Stone Brook – concern as an abutter, questioned about the height of the building, the exterior design, maintenance of the sidewalks, taxes being lost with Beijing Tokyo closing at the end of month, loss of hair salon, and Anytime Fitness, and car carriers in the neighborhood

Miles Fidelman, Old Stone Brook – feels continuance is a delay tactic, suggests rejecting the application

Linda Onuska, Split Rock – abutters should be informed about any changes to sidewalks, questioned about responsibility of maintaining the pond along Great Road

Carolyn Kiely, Parkland Way – questioned about why it is a site plan special permit and if the Board could decide if it could not be approved, why the proponents are requesting a waiver on installing sidewalks

Ms. Nicol asks whether snow storage are conflicts with landscape buffer on east side of the property, requested that applicant define frequency of 'routine' for inspections of culverts from Little Nagog, consider a chloride free deicer, fulfill Concord Public Works requests for post-construction groundwater monitoring,

seek recommendations for all chemicals used in landscaping, and consider alternate location for dumpsters to move them further from Nagog residents.

**Mr. Charter moved, seconded by Ms. Arsenault to continue the hearing of the Site Plan Special Permit #02/27/233-490, MAG RE Holdings-Acton, LLC, 1 & 5 Nagog Park and 599 Great Road to October 16, 2023 in room 204 at 7:10 PM and approved 5-0.**

### **III. New/Special Business**

#### **4. Discuss Hanscom North Airfield Hangar Expansion Project and Next Steps**

Mr. Snyder-Grant presented past history regarding Hanscom looking to expand a runway and add a new hangar. The concern is increasing CO emissions with the addition of jets versus propeller planes. Each town surrounding the airfield have strong climate goals to reduce carbon emissions. Mr. Snyder-Grant was looking to the Board for next steps. Mr. Martin hasn't seen any studies that this would produce more or less greenhouse gasses, and noted that groups lobbying for this have opposed for years of commercial and private jet usage and citing climate change as a pushing factor and using environmental justice as the factor is misleading.

Ms. Nicol suggests drafting a letter from the Board to support with strong honest arguments to oppose the proposed expansion. Mr. Charter feels that the state should be the one to decide on the proposed expansion.

Mr. Snyder-Grant commented that the state needs to look into decreasing the use of private jets, not just at Hanscom, but feels that the letter should be in agreement with all Board members and not focus on climate change as the sole concern. Mr. Martin suggested drafting a statement that all members of the Board agree on.

Karla Heiler, Old Stone Brook – opposes the expansion, lived in places under the direct flight path, with many commercial airports around the area.

Jude Aronstein, Gregory Lane – CO and Co2 emission is high from corporate jets only used by the ultra-rich that does not benefit the general public, and also questions how owners of corporate jets pay in taxes.

Rob Hamilton, River Street – concerned about the climate issue, the concern about private jets is where they can be housed due to the lack of infrastructure. Reviewed the climate action plan, and urges the Board to tell the Governor to not allow this expansion.

Mr. Snyder-Grant suggest to wait until the preliminary environmental impact report comes out and ask if a Board member would like to begin to draft a letter. Terra, West Acton – questioned about the permits, the pollution dumped into the community, would closer to tourism make more flights or less flights, encourages less travel

Ms. Arsenault offered to draft the environmental impact statement. Mr. Charter agrees to waiting until the preliminary environmental state is released and supports drafting a letter and compare the two. The Board will return to the topic after the environmental impact report comes out.

### **IV. Consent Items**

Mr. Martin held consent item 5 and stated the Board received a one day liquor license after the agenda was posted and read the application from Paul Swydan. **Mr. Martin moved, seconded by Ms. Arsenault to add the application to the list on one day licenses to item 5 and approved 5-0.**

**Mr. Martin moved, seconded by Ms. Nicol to approve to include 3 liquor licenses to item 5 and approved 5-0.**

**Mr. Martin moved, seconded by Ms. Arsenault to approve consent item 6 and approved 5-0.**

**V. Meeting Evaluation**

Mr. Snyder-Grant questioned if the Board should have had an amended agenda with the additional liquor license application, Mr. Martin noted that posting an amended agenda benefits residents that receive notifications, Ms. Nicol appreciates the public bringing up issues regarding the SPSP and water concerns from surrounding communities, Ms. Arsenault appreciated having the public present during the Hanscom discussion.

**Mr. Martin moved, seconded by Ms. Nicol to adjourn and approved 5-0. Meeting adjourned at 9:18 PM.**

**Documents Used**

- Agenda, September 18, 2023
- Legal Ad and Agreement on Time Extension for MAG RE Holdings – Acton, LLC
- Hanscom Private Jet Expansion Document
- Save Our Heritage Document Dated from 2002
- One Day Alcoholic Beverage License Application, Wish Boutique
- One Day Alcoholic Beverage License Application, West Acton Village Merchants Association
- One Day Alcoholic Beverage License Application, Paul Swydan, LLC
- Memo from Pamela Lynn Dated September 3, 2023