



Acton Conservation Commission

Special Meeting Minutes

January 31st, 2024

6:00 PM

Hybrid Meeting (Room 9 & Zoom)

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

Absent: Zywia Chadzynska, Jillian Peters

Conservation Agent: Mike Gendron

6:00 The Chair, Terry Maitland, opened the meeting and read virtual meeting guidelines.

Regular Business

6:00 Discussion: 549 Main Street Conservation Restriction MOU

This meeting was held as a working session to finalize the details of the 549 Main Street CR with Sudbury Valley Trustees (SVT). Also present at the meeting was Town Counsel Nina Pickering-Cook (virtual) and Meredith Houghton of SVT. The group worked through the document with the intent of clearing up any confusion on roles and responsibilities between the Town and SVT, specifically with monitoring, enforcement and administration of the CR.

Meredith emphasized that the current draft is similar to other MOUs that SVT has used and the key to the success of this relationship is communication between both entities. There was a lengthy discussion about various forms of arbitration and how that would play out. The group also discussed how various enforcement scenarios would work. By the end of the meeting the group agreed on the roles and responsibilities of each entity, however they felt there was still room to clarify certain language. The Commission agreed to work with SVT to draft clarifying language prior to the Commission's next meeting.

7:27 Discussion: 308 Old High Street Order of Conditions 85-1359

At the previous meeting, the Commission voted to issue an Order of Conditions for the proposed work at 308 Old High Street. A draft of the decision was circulated by the Agent and the Commission met to discuss and finalize the draft. Mike Gendron explained that although the hearing was closed a representative of the applicant was online and prepared to answer any direct questions the Commission might have.

Mike also pointed out that the current draft is an accumulation of all of the Commission's feedback to the first draft and acknowledged that there were special conditions added that were not specifically voted on in the public hearing.



The Commission discussed the added language to the special conditions including survival rates of the plantings and restoration. Shawn McCormack, legal counsel for the applicant, addressed the Commission explaining that the applicant would accept those changes regarding the restoration however had concerns about the language regarding the trail easement. The Commission discussed this concern at length and ultimately changed the language to ensure that the Commission has approval authority over a plan for a recordable easement on the property.

The findings and conditions language was finalized and accepted by the Commission.

8:04 Discussion: Shed Guidance

After seeing a number of different applications for sheds inside of the 75-foot no structure setback, the Commission wanted to have a conversation if the structure guidance should be amended to allow for sheds under a certain size to be allowed. The Commission pointed out that this type of language is included in guidance for patios and concrete pads, but not for sheds. Ultimately, the Commission determined that there is a path of approval for sheds and did not feel it necessary at this point to amend the guidance.

8:34 Meeting adjourned

Documents used:



[1-31-2024.pdf](#)



[308 Old High Street Findings of Fact v.3.docx](#)



[549 Main Street CR Discussion Outline .pdf](#)



[Conant-Acton_MOU Final_122023.docx](#)



[CR 17324 Acton EEA Review 11.8.23.docx](#)