



Acton Conservation Commission

Meeting Minutes

July 17th, 2024

7:15 PM

Hybrid Meeting (Room 204 & Zoom)

Present: Terry Maitland (Chair), James Colman (Vice-Chair), Amy Green, Peter Hocknell, and Jillian Peters, Zywia Chadzynska (Zoom)

Absent: Kate Warwick

Conservation Agent: Olivia Barksdale

7:20 The Chair, Terry Maitland, opened the meeting with a roll call vote at 7:20pm.

Regular Business

7:20 Notice of Intent-Public Hearing: 358 Great Road;

Chair opened the hearing at 7:20pm. The landowner Thomas Buckborough and the engineer Aidan Schlotman (Stamski and McNary) were present for the meeting. Amy Green pointed out there are materials and trailers stored on the property. Buckborough stated that the materials and trailers will be removed and the area restored. Schlotman stated there will be 355 feet of pervious surface removed once the project is completed. Amy Green stated her concerns about stormwater and snow removal. Schlotman will find a place for snow storage and label it on the plan and to include the stormwater report in the NOI application. During the site visit the Commissioners present were not able to walk the wetlands due to the steep slopes. Amy Green requested that the previous wetland delineation be overlaid with the current delineation. She also requested that a second site walk to be set up to walk the wetland line. There was one question from the public. Ning Xe asked "how many stories will be built with the three units, 1 garage and 1 business, and if the deck will be removed"? Schlotman said that 358A will be a 2-story building and confirmed that the deck will be removed. They are still waiting on the DEP number.

Hearing no further comments/questions the Chair announced that the hearing would be continued to the August 21st meeting at 7:25pm.

7:25 Request for Determination of Applicability-Public Meeting: 172 Willow Street;

Chair opened the hearing at 7:25pm. Representing the applicant was Ted Doucette (Doucette Engineering). He gave an update of the project to replace a failed septic tank. Amy Green asked if Olivia Barksdale recalled how many wetland delineation flags were approved during the site visit. Olivia stated that Amy approved up to flag 16.

Amy Green moved to have a Negative 3 Determination with the condition of approving the wetland flag delineation up to flag 16. Peter Hocknell seconded the movement. Terry called for a vote all approved the motion.



The Chair announced the Negative 3 Determination with the condition of approving the wetland flag delineation up to flag 16 ending the hearing.

7:50 Request for Determination of Applicability-Public Meeting: 17 Woodbury Lane;

Chair opened the hearing at 7:50. Representing the applicant was Brian Geaudreau (Hancock Associates). He gave an overview of the project and the Commissioners asked a few questions about the increase in impervious surface, previous septic tank location, and plans for the parking lot. Terry Maitland called for questions and comments and someone from the public came up to the podium. Ed Nipole asked “what was the town going to do with the building?” Assistant Town Manager, Thomas Begin answered the question stating that the building will be used as a community gathering space.

James Colman moved for a Negative 3 Determination and Peter Hocknell seconded. Terry Maitland called for a vote and all agreed. The Chair announced the Negative 3 Determination ending the hearing.

8:01 Notice of Intent- Continued Public Hearing: 200 Pope Road;

Chair opened the hearing at 8:01. Representing the applicant Aidan Schlotman (Stamski and McNary) gave an update about the project. The Commissioners asked a few questions about the length of the driveway and how long did they need the permit for invasive species control (3 years). Still waiting on DEP number. The Chair announced that the hearing would be continued to the August 7th meeting at 7:20pm.

8:04 Notice of Intent-Continued Public Hearing: 9 West;

Chair opened the hearing at 8:04. Neither the applicant nor their representative were present at the hearing. It was continued to August 7th at 7:20pm.

8:05 Notice of Intent- Continued Public Hearing: 85 Taylor;

Chair opened the hearing at 8:05. Neither the applicant nor their representative were present at the hearing. It was continued to August 7th at 7:30pm.

Request for minor modification of NOI: 75 Robbins Street

Representing the applicant Scott Hayes (Foresite Engineering) gave an update about the project. The Commissioners asked questions about what brought upon the needed modifications. During construction the grade was changed. The needed modifications can be done by hand with a small team. Amy Green moved to approve the minor modification as a red line change shown on plan dated June 21st 2024, and Jillian Peters seconded. The Chair called for a vote and all voted yes.



Hearing no further comments/questions, the Chair announced the motion to approve the minor modification and closed the hearing.

Request for Certificate of Compliance: Triangle Farm Lane (DEP # 85-822)

Terry Maitland gave an over view of the project noting that nothing has changed. Amy Green moved to issue Certificate of Compliance and James seconded the motion. Terry Maitland called for a roll vote and all voted yes.

Appointment- Enforcement Discussion: E5-46 Bellows Farm

Olivia Barksdale gave an over view of the violation, trees were cleared along the pond edge of Bellows Farm in effort to deter beavers. An Enforcement Order had been drafted. Amy moved and Peter Hocknell seconded the motion that the Enforcement Order state that a restoration plan shall be filed with the issuing authority on or before August 16th 2024, and that a NOI be filed on or before August 21st for the design and long-term maintenance plan for the beaver deceiver. It was also suggested that a copy be electronically sent to Alpine Management company and the contractor via certified mail. James Colman called for a vote for the Enforcement Order, Amy Green seconded the vote and all voted yes.

Amy Green requested that the BOH emergency permit be found before the August 7th meeting. James Colman moved to fine Alpine Management 1,000 dollars, stating that the company knew enough to get an emergency permit, they could have gone to the Conservation Commission and Terry Maitland seconded. The vote failed, Terry Maitland, James Colman and Zywia Chadzynska voted yes. Peter Hocknell, Amy Green, Jillian Peters, voted no. The Chair announced that the Enforcement Order be sent with the modifications.

Appointment- Enforcement Discussion: 78 Arlington Street

Dean Keeler, landowner proposed a scope of work to address the Enforcement Order. Amy Green suggested that Dean reach out to his contractor and have him slowly remove the gravel to see where the original wetland line is. In a couple of weeks Olivia Barksdale will reach out to Dean to check in about the site and schedule a site visit.

Hearing no further comments/questions, the Chair announced the end of the discussion.

Administrative Updates

Vote to Approve the Application

Terry Maitland called for a vote to approve the Grant application, James Colman moved and Amy Green seconded. The Chair called for a roll call vote and all voted yes. Hearing no further comments/questions, the Chair announced the end of the discussion.



Approve Meeting Minuets

Terry Maitland called for a vote on the April 3rd minutes, Peter Hocknell moved and Jillian Peters seconded. The Chair called for a roll call vote and all voted yes. Hearing no further comments/questions the Chair announced the end of the discussion.

Red Hawk Trail

James Colman gave an update about the trail with Olivia Barksdale. Olivia Barksdale showed pictures of the two trail locations. James Colman requested to have a site visit to view the property lines and identify the foot bridge location. Hearing no further comments/questions the Chair announced the end of the discussion.

9:38 **The meeting closed at 9:38pm**

Documents and exhibits used at this meeting:

- NOI Filing for - 358 Great Road
- RDA Filing for - 172 Willow Street
- RDA Filing for – 17 Woodbury Lane
- NOI Filing for – 200 Pope Road
- NOI Filing for - 9 West Road
- NOI Filing for - 85 Taylor Road
- NOI Filing for – 75 Robbins Street
- CoC Filing for – 10 Triangle Farm Lane
- Draft EO for – E5-46 Bellows Farm
- EO for – 78 Arlington Street
- “Memo for Conservation Vote on Land” for - Land Grant Application
- Minuets 4_3_24 Draft for - April 3rd Minutes
- “Erosion Control_Site Visit Pictures 7_16” for - Bellows Farm
- “Red Hawk Trail Proposal_Site Visit Photos 7_17” for – Red Hawk Trail
- 7-17-2024 Meeting agenda

All Documents can be found at:

<https://doc.actonma.gov/dsweb/View/Collection-18259>