

**Acton Conservation Commission**

Meeting Minutes

June 18th, 2025

7:15 PM

Hybrid Meeting (Room 9 & Zoom)

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

**Absent:** Kate Warwick

**Conservation Agent:** Olivia Barksdale

**Public Concerns and Regular Business**

**7:15PM      Public Concerns**

**7:16PM      Notice of Intent- Public Hearing – 115 River Street**

Mr. Joe Conolly of Howard Stein Hudson presented on behalf of David Bamforth and 20 Sonar Drive LLC regarding a Notice of Intent (NOI) for the demolition of an existing structure at 115 River Street. The project would remove the existing house, adjacent pavers, and a small retaining wall, converting approximately 1,100 square feet of impervious cover to vegetative cover. The area would be regraded to provide a constant slope and seeded with native plantings behind the existing building footprint to be removed.

Chair Terry Maitland noted that three commissioners had visited the site the previous day, including himself, Commissioner Jim Colman, and Commissioner Zywia. He mentioned it was a straightforward proposition with adequate protection in the back for erosion control.

Commissioner Zywia Chadzynska asked about the grading plan, specifically how runoff would be handled given the property's downward slope from the street. Mr. Conolly explained that an existing curb would be continued, with moment seed installed to the top of the curb, allowing any runoff from the driveway to be captured while the remainder would infiltrate on the plantings before reaching Fort Pond Brook.

Commissioner Amy Green recommended that when applying for a certificate of compliance, the applicant should document the survival rate of the planted shrubs, suggesting a two-year monitoring period.

Chair Maitland closed the hearing and asked for a motion.

Motion: Commissioner Amy Green moved to issue a standard order of conditions with special conditions including striking conditions 18 and 19, and requiring monitoring of planted vegetation with reports at the end of the first two growing seasons.

Second: Chair Terry Maitland

Vote: Approved unanimously by roll call (Peter, Jim, Amy, Zywia, and Chair Maitland all voting Yes)

**7:27PM        Notice of Intent- Public Hearing – 279 High Street**

Mr. Mike Carpenter, owner of the property, and Mr. Dan Carr presented plans for a rain garden at 279 High Street. This project was proposed as an alternative to a previously required trail easement that was a condition in an order of conditions for 308 High Street across the street. Instead of the trail easement, the applicant proposed to build a rain garden on town-owned land that would treat storm water runoff from Old High Street and an existing gravel parking area for the Blue Green trailhead.

Dan Carr explained that the rain garden would be planted with native shrubs and perennials, including sweet pepper bush, nanny berry, swamp milkweed, and golden ragwort. The project also included invasive species management in the surrounding area, targeting multi flora rose, Japanese barberry, and garlic mustard. The rain garden was designed to handle a 100-year storm event.

Mr. Carpenter noted that the Select Board had unanimously approved the use of the town land for this purpose at their Monday meeting.

Mike Coates, president of Acton Hydro Company and an abutter to the town land, expressed concerns that part of the town land functions as a dam, even though it's not officially designated as such. He supported the removal of invasive species but was concerned about potential infiltration affecting the earthen dam's saturation and possible scouring from overflow. He suggested several conditions including expanded woody growth removal, excluding woody growth from replanting, monitoring subsurface water levels, and immediate repair of any scour after rain events.

Commissioner James Colman noted that these concerns would require coordination between Mr. Carpenter, the town DPW, and potentially the Office of Dam Safety, as they were outside the Commission's wetlands protection jurisdiction.

Dan Carr clarified that the rain garden was designed to be more than a foot above the 100-year flood elevation and that the overflow would be rip-rapped to prevent erosion.

The hearing was continued to July 2nd at 7:25 PM as the Commission was still awaiting a DEP file number for the project.

**8:05PM        Order to Show Cause – 976 Main Street**

Mr. Albert Kennedy, one of the owners of 976 Main Street, discussed the berm that had been created on the property. The berm, which was constructed about 8-12 months prior without permits, was approximately 10-12 feet high in the buffer zone near Butter Brook.

Commissioner James Colman expressed concern that on the backside of the berm, several trees were buried up to several feet, which is detrimental to their health. He suggested pulling back the berm to restore the natural grade around the trees.

Mr. Kennedy acknowledged this concern and suggested they could dig out around the trees by hand to minimize disruption and install barriers to prevent soil from covering the trees again.

The Commission discussed the need for a wetland delineation to determine the exact boundaries of the resource areas. They advised Mr. Kennedy to hire a professional to flag the wetland edge and consult with an engineer about remediation options.

Mr. Kennedy and his father emphasized the importance of their golf course business to the community, noting that they had resisted development pressure over the years to maintain open space in town.

The Commission instructed Mr. Kennedy to proceed with wetland delineation and develop a remediation plan to present at a future meeting.

#### **8:30PM        Notice of Intent- Public Hearing – 10 Triangle Farm Lane**

Mr. Bruce Ringwall presented revised plans for a new single-family house at 10 Triangle Farm Lane. At the previous meeting, there had been discussion about possibly moving the driveway outside the 50-foot and 75-foot buffer zones. After site visits with commissioners, Mr. Ringwall proposed keeping the driveway at its existing curb cut location but turning it away from the resource areas as quickly as possible, to minimize tree removal and disruption.

The revised plan also reconfigured the storm water basin to better protect existing trees. The driveway would be super-elevated so that rainwater and snow melt would drain away from the wetlands.

Commissioner James Colman, who had visited the site, stated that moving the driveway as shown in the alternative analysis would be more disruptive than using the existing path, as it would require removing many more trees and extensive filling. He recommended approving the plan with the existing driveway location.

Commissioner Zywia Chadzynska suggested adding protection such as boulders along the east side of the driveway where it is close to the wetland.

Chair Maitland closed the hearing and asked for a motion.

Motion: Commissioner James Colman moved to approve the plan as amended, showing the changed location of the 4-bay and reconfiguration of the rain garden, with special conditions including a line of boulders along the east side of the driveway (10 feet on centers, buried to half their depth) and striking conditions 18 and 19.

Second: Commissioner Zywia Chadzynska

Vote: Approved 5-0-1 by roll call (Terry, Peter, Jim, Jillian, and Zywia voting Aye; Amy Green abstaining)

**8:42PM        Enforcement Order – 43 Kinsley Road**

Mr. Armand Porazzo discussed his progress on addressing a berm with Japanese knot weed on his property. He had worked with Olivia Barksdale from the administration department to complete an NOI form and develop a plan for berm removal.

Mr. Porazzo explained his plan to remove the berm and relocate the material to an existing pit on the property, burying it deeply to contain the Japanese knot weed. He also proposed burning the knot weed roots in a fire pit under his agricultural burn permit.

The Commission discussed the importance of managing the knot weed effectively. Commissioner Amy Green suggested that Mr. Porazzo could begin cutting down the knot weed immediately to start the drying process before full removal.

Mr. Porazzo agreed to email photos of the current growth to Ms. Barksdale and to notify her several days before beginning work.

Motion: Commissioner James Colman moved to approve the plan for berm removal and knot weed removal as proposed and discussed in the draft proposed work dated June 18, with the condition that the conservation agent be contacted several days prior to the work beginning.

Second: Commissioner Amy Green

Vote: Approved unanimously by roll call (Peter, Jim, Jillian, Zwyia, and Terry all voting Aye)

**8:56PM        Notice of Intent- Public Hearing – 91 Newtown Road**

This agenda item was continued to a future meeting

**8:56PM        Notice of Intent- Public Hearing – 60 Powder Mill Road-**

This agenda item was continued to a future meeting.

**Administrative Updates**

The Commission reviewed the meeting minutes from May 7, 2025.

Motion: Commissioner Zywia Chadzynska moved to accept the minutes of May 7.

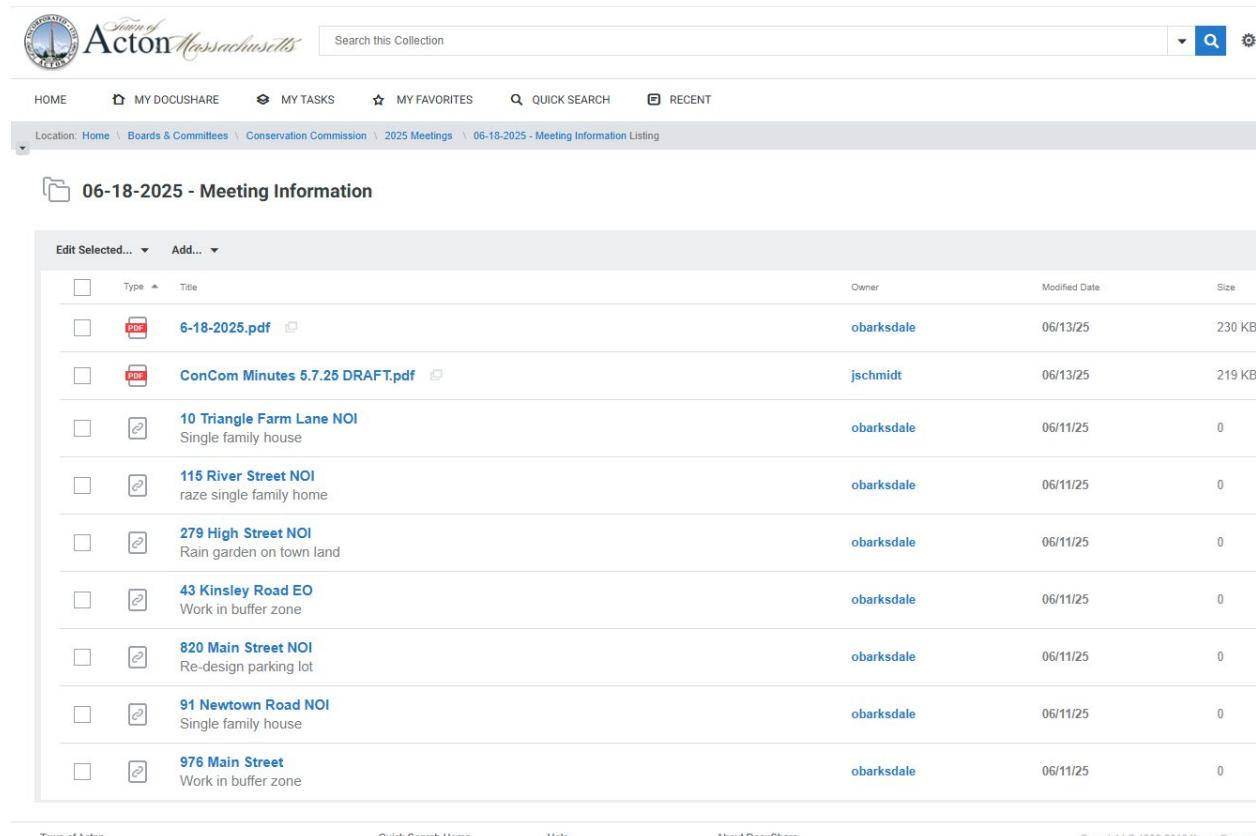
Second: Commissioner Amy Green

Vote: Approved unanimously by roll call (Peter, Jim, Jillian, Amy, Zywia, and Terry all voting Aye)

The Commission discussed changing the meeting start time from 7:30 PM to 6:30 PM, following a town initiative to change town hall hours from a 40-hour work week to 36 hours. This change would be effective starting with the July 2nd meeting. The Commission confirmed there would be a quorum for that meeting.

**9:03PM      Meeting adjourned**

**Documents and exhibits used at this meeting:**



The screenshot shows a DocuShare interface for the Town of Acton, Massachusetts. The top navigation bar includes links for HOME, MY DOCUSHARE, MY TASKS, MY FAVORITES, QUICK SEARCH, and RECENT. The search bar is labeled "Search this Collection". The breadcrumb navigation shows the path: Home \ Boards & Committees \ Conservation Commission \ 2025 Meetings \ 06-18-2025 - Meeting Information Listing. The main content area is titled "06-18-2025 - Meeting Information". A table lists the following documents:

Edit Selected... ▾		Add... ▾	Owner	Modified Date	Size
<input type="checkbox"/>	6-18-2025.pdf		obarksdale	06/13/25	230 KB
<input type="checkbox"/>	ConCom Minutes 5.7.25 DRAFT.pdf		jschmidt	06/13/25	219 KB
<input type="checkbox"/>	10 Triangle Farm Lane NOI		obarksdale	06/11/25	0
<input type="checkbox"/>	115 River Street NOI		obarksdale	06/11/25	0
<input type="checkbox"/>	279 High Street NOI		obarksdale	06/11/25	0
<input type="checkbox"/>	43 Kinsley Road EO		obarksdale	06/11/25	0
<input type="checkbox"/>	820 Main Street NOI		obarksdale	06/11/25	0
<input type="checkbox"/>	91 Newtown Road NOI		obarksdale	06/11/25	0
<input type="checkbox"/>	976 Main Street		obarksdale	06/11/25	0

**All Documents can be found at:  
[06-18-2025 - Meeting Information](#)**