

SELECT BOARD MEETING AGENDA

AUGUST 25, 2025 6:00 PM *Amended 8/22/2025*



ACTON TOWN HALL, ROOM 204
472 MAIN STREET

Select Board Votes Recorded (posted on 8/26/2025)

REMOTE PARTICIPATION: Use the link www.actonma.gov/meeting/sb to join the meeting or from a telephone, dial (646) 876-9923 and enter Webinar ID: 503-918-785. On a computer use the “raise hand” feature or telephone users may dial *9 to request to speak.

MEETING PACKET: Additional materials may be found in the meeting packet available online at: <https://doc.actonma.gov/dsweb/View/Collection-19498>

I. Regular Business

1. Resident Concerns
2. Chair Update/Town Manager Update/Members Minutes

II. Public Hearings

3. 6:30 PM Site Plan Special Permit (SPSP) and two Use Special Permits (USP) for Marcus Lewis Racquet Club to construct a clubhouse, pickleball enclosure, and tennis court enclosure within a portion of the property located at 45 Nagog Park
SPSP #5/30/2025-494: <https://doc.actonma.gov/dsweb/View/Collection-19335>
USP #06/25/2025-504: <https://doc.actonma.gov/dsweb/View/Collection-19318>
USP #06/12/2025-506 <https://doc.actonma.gov/dsweb/View/Collection-19311>

Approved 5-0

4. 7:10 PM Use Special Permit (USP) for Morin-Cameron Group, Inc. to redesign and expand the existing parking lot at 60 Powder Mill Road
#03/19/2025-493: <https://doc.acton-ma.gov/dsweb/View/Collection-19067>
5. 7:15 PM Site Plan Special Permit (SPSP) for Hawthorne Realty Company to combine the properties at 471, 465-469 Great Road to construct two buildings to be used as building trade shops
#7/1/2025-495: <https://doc.actonma.gov/dsweb/View/Collection-19387>

Continued to 10/6/2025

New/Special Business

6. Update on the Acton Housing Authority McManus Manor project by Nancy Kolb
7. Approve Electric Vehicle Charging Station Rates **Approved 5-0**
8. FY27 Budget Preview

9. Discuss Memorandum of Agreement for Primrose School **Approved 3-2**
10. Announce Retirement of Director of Administration & Finance and Transition Update
11. Project Updates:
 - a. Kelley's Corner Reconstruction
 - b. Powder Mill Road Construction
 - c. Prospect Street and Main Street Reconfiguration
 - d. Acton Food Pantry
 - e. River Street Park
 - f. 17 Woodbury Lane
 - g. Robbins Mill Dam Breach
12. Discuss No Trespassing Signs on Bay Circuit Trail Easement at Robbins Brook
13. Discuss Tri-Board Meeting of the Select Board, Finance Committee, and Acton-Boxborough School Committee
14. Update on DPW Building Project
15. Discuss Select Board Goal Related to Town Meeting Participation
16. Discuss 15% Threshold Rule on Nonconforming Lots
17. Approve Letter of Support to Joint Ways and Means Committee Regarding Bill H.91/S.41, An Act to Modernize Funding for Community Media Programming **Approved 5-0**

Consent Items

18. Approve Meeting Minutes for July 21, 2025
19. Approve Executive Session Minutes for July 21, 2025
20. Approve Request for the Use of Town Roads
 - Bikes Not Bombs on September 7, 2025
 - Live for Liv and Approve Request for Temporary Placement of a Yard Sign Announcing Event and Race Direction at Rt. 27 and 2A on September 14, 2025
21. Notification of Filming Permit for Apple Studios, LLC for Working Title "Cheesesteak" for October 15-18, 2025
22. Accept a Donation for a Purchase and Installation of a Memorial Bench from Bevin Palmer at NARA Park
23. Approve One Day Malt and Wine License Applications:
 - Boston Events at NARA Park on September 4, 2025
 - Iron Work Farm in Acton, Inc. at 8 High Street on October 4, 2025
 - Velasa Sports, Inc at NARA Park on September 11, 2025
 - West Acton Village Merchants Association at Gardner Field on September 27, 2025 with a Rain Date of October 4, 2025
24. Approve Appointments:
 - Cinamon Blair as a full member of the Acton Boxborough Cultural Counsel with a term to expire June 30, 2028
 - *Dave Bocutti from Associate to Full Member of the Water Resources Advisory Committee with a Current Term Expiration of June 30, 2027*

Consent items 19-22, 23.2-4, 24-25 approved 5-0

Consent items 18 and 23.1 approved with edits 5-0

*The listed agenda items are those reasonably anticipated by the Chair. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Reasonable accommodations for people with disabilities are available upon request. Include a description of the accommodation you will need, including as much detail as you can and include a way we can contact you if we need more information. Please be aware that this meeting is being recorded, and any information provided and the recording itself may be used for Town purposes. For requests or any additional information about the Select Board send an e-mail to **manager@actonma.gov** or call the Town Manager's Office **(978)929-6611***