

# SELECT BOARD MEETING AGENDA

## NOVEMBER 3, 2025 6:00 PM



ACTON TOWN HALL, ROOM 204  
472 MAIN STREET

**Select Board Votes Recorded (posted on 11/5/2025)**

### **I. Executive Session**

There will be a need for an executive session to discuss the purchase exchange or value of real property at 3 and 13 School Street as an open session may have a detrimental effect of the negotiation position of the public body

**Approved 5-0-0**

### **II. Regular Business**

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

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

1. Discuss and Consider Rescindment of SPSP#05/30/2025-494, USP#06/25/2025-504, and USP#06/12/2025-506 Select Board Decision from August 25, 2025 for 45 Nagog Park **Approved Rescindment 5-0-0**
2. Approve Letter of Support for a Foreign Trade Zone for Method Machines at 976 Main Street **Approved 5-0-0**
3. Presentation of Preliminary Level Services Estimates and Capital Needs for FY2027
4. Public Hearings at (or after) the time advertised:
  - a. 6:30 PM Use Special Permit (USP) for Morin-Cameron Group, Inc. to redesign and expand the existing parking lot at 60 Powder Mill Road #03/19/2025-495 <https://doc.acton-ma.gov/dsweb/View/Collection-19067> (*applicant has requested to continue to December 1, 2025 at 6:30 PM*)  
**Continuation approved 5-0-0**
  - b. 6:30 PM Annual Tax Classification Hearing  
**Not adopt open space discount 5-0-0**  
**Not adopt a small commercial space exemption 5-0-1**  
**Adopt residential factor of 1: no shift; all property is taxed is taxed at the same rate 5-0-0**

**Do not implement a residential exemption 5-0-0**

- c. 7:00 PM Class II Auto Dealer License for Cars of Lebanon, 132 High Street, Acton MA for Non-Display Internet Only Sales

**Approved 5-0-0**

- d. 7:10 PM Site Plan Special Permit (SPSP) for Hawthorn 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 December 15, 2025 5-0-0**

5. Discuss Tri-Board Meeting Take Aways

**IV. Consent Items**

- 6. Approve Meeting Minutes, October 20, 22 and 27, 2025
- 7. Approve Minor Modification to Condition 3.1.4 of Use Special Permit #04/22/2024-501, Let's Roll, 930 Main Street
- 8. Approve Appointment of Kay Aoki as a Full Member of the Council on Aging Board with a Term to End on June 30, 2028
- 9. Approve Appointment of Nikhil Mani as an Associate Member of the Land Stewardship Committee With a Term to End on June 30, 2026

**Items 8,10 and 11 approved 5-0-0**

**Item 9 approved 4-0-1**

*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](mailto:manager@actonma.gov) or call the Town Manager's Office (978)929-6611*