

SELECT BOARD MEETING AGENDA *Amended 12/1*

DECEMBER 1, 2025 6:00 PM



ACTON TOWN HALL, ROOM 204
472 MAIN STREET

Select Board Votes Recorded (posted on 12/3/2025)

I. Regular Business

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

II. New/Special Business

3. Joint Meeting with Planning Board and Acton Community Housing Corporation to Review Inclusionary Zoning Recommendations for MBTA Bylaw
4. Discuss Recommendation Regarding Non-Conforming Lots
5. Approve Decision for 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 and 62 Nonset Path **Approved 5-0**
6. 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 a continuance to February 2, 2026 at 6:30 PM) **Continued 5-0**
 - b. **7:00 PM** Change in Retail Malt and Wine License Manager for Roche Bros, 387 Massachusetts Ave, Acton **Approved 5-0**
7. Update on Fire Department Pilot Programs and Collins Center Study
8. Select Board Budget Workshop – Prioritization of Capital Projects
9. Discuss Joint Meeting with Finance Committee to Review DPW Project
10. Approve Disbandment of 53 River Street Committee **Approved 5-0**
11. Discuss Acton Leadership Group Meeting Scheduled for December 11th

III. Consent Items

12. Approve Meeting Minutes from November 17, 2025
13. Approve Elizabeth White Fund Disbursements
14. Approve Appointment of Leo Fochtman as a Full Member of the Volunteer Coordinating Committee with a Term Ending on June 30, 2028

15. Approve Appointment of Brent Carter as an Associate Member of the Land Stewardship Committee with a Term to End on June 30, 2026
16. Approve Appointment of Josephine Abakah as a Full Member of the Diversity, Equity and Inclusion Commission with a term to End on June 30, 2028
17. Accept Gift of \$83.99 from Eagle Scout Candidate Shakthi Saravanan from Surplus Fundraised Towards Eagle Scout Project to be Deposited in Conservation Division Scout Account #3146 550
18. Accept Gift of \$2,500 in Gift Cards from the Acton Lions Club for Distribution at the Discretion of the Acton Senior Center Coordinator
19. Approve Appointment of Naomi Quansah, Assistant Treasurer/Collector, as Parking Clerk
20. *Approve Appointment of Craig DiPalo as a Full Member of the Board of Assessors with a Term to End on June 30, 2028*
21. *Accept the Following Donations to the Veterans' Services Gift Account:*
 - *Frank Widmayer III in Memory of Sgt. Robert Rhodes, \$250*
 - *Joan Kellogg, \$50*
 - *Blake Lochrie, \$1,000*
 - *Dan and Mary Haynes, \$100*

Consent item 12 approved with edits 5-0

Consent items 13-21 approved 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