



## Acton Conservation Commission

Meeting Minutes

December 1, 2021

7:15 PM

Virtual/Hybrid Meeting

**Present:** Terry Maitland, Amy Green, Jim Colman, Tim McKinnon, Carolyn Kiely, Zywia Chadzynska, Jillian Peters

Natural Resources Director and recording secretary: Tom Tidman

Zoom Host: Kim Clark

### **Regular Business**

7:15 Chairman Terry Maitland opened the meeting and read the Virtual Meeting guidelines. The Chairman announced that the 12 Spring Hill Road NOI continued hearing would now be heard on December 15 at 7:45pm.

7:20 **Notice of Intent:** 38 Seminole Road DEP 85-13xx (continued from November 17, 2021)

Kyle Cormier with Oxbow Associates representing for the applicants, presented a revised "Proposed Site Plans" dated: 12/01/21. Mr. Cormier outlined each of the changes made to the plan: distance from driveway to wetlands, material & soil storage area, drip-line infiltration trench, two pine trees to be removed, along with a note on the plan indicating how many shrubs and sapling trees would be planted. Kyle then went through the list of questions generated by the Commission at the 11/17/21 hearing. Kyle informed the Commission that he had heard back from the project architect regarding potential changes to the septic system related to the number of rooms, the response was as follows: the existing septic system is rated for 3 bedrooms/ 7 rooms in total. Including the addition, the room count will be 10 rooms, thus requiring that a deed restriction filed with the State, limiting the number of future bedrooms to three.

Commissioners asked if porous pavement had been considered, Kyle stated that the project engineer voiced concerns about maintenance issues associated with porous pavement and that it was simply too expensive. Commissioners questioned Kyle about the limited number of shrubs proposed (12), noting the planting plan seems incomplete for such a large area of buffer zone planned to be cleared of invasive species.

Commissioners asked that a more complete planting plan be prepared with shrub species installed at 10' on center. Commissioners asked if a row of boulders or signs should be included on the plan, preventing future owners from expanding the lawn closer to wetlands. Commissioners were particularly concerned about the area north and east of the proposed addition.

Because no DEP file number has of yet been received, the hearing was continued to December 15<sup>th</sup> at 7:20 pm.



#### **7:55 - Open Space and Recreation Plan (OSRP) discussion:**

Amy left meeting before OS discussion.

Mr. Maitland outlined the collaborative process that had involved the Conservation Commission and Natural Resources staff in preparing the current OSRP (2014 – 2021), noting that the development of the comprehensive document had taken several years to complete. The time-line set by the town this year is very aggressive. Commissioners asked how the draft 2021 OSRP survey questions (16 in total) had been prepared. Several commissioners voiced an interest in being involved in developing the survey questions for this OSRP, noting that the draft questions were difficult to understand. Commissioners agreed a brainstorming session should be scheduled soon, to begin working on the questionnaire. Commissioners discussed who the stakeholders involved in preparing the document are and when they would become involved. Mr. Tidman noted that there is an internal working group made up of town staff working on the draft rewrite and that involvement from the Conservation Commission would be greatly appreciated.

Commissioners agreed the next step is to have a brainstorming meeting to work on the questions to appear in the public survey. Staff will circulate the draft survey questions to the Commission, and will look for hard copy OSRP 2014 – 2021 documents for Commissioners requesting a book.

#### **Consent items:**

**Minutes of November 17, 2021** reviewed TM, CK

Jim moves to approve the minutes of 11/17/2021, Zywia seconded and the roll call was unanimous. (Amy had left the meeting before this point so did not vote).

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

Notice of Intent filing for 38 Seminole Road DEP 85-13xx

Minutes of November 17, 2021

**All documents can be found at <http://doc.acton-ma.gov/dsweb/View/Collection-13014>**  
**The meeting was adjourned at 8:35 PM.**

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*Terrence Maitland, Chair*