

**Acton Conservation Commission**  
Meeting Minutes  
January 22, 2025  
7:15 PM  
Hybrid Meeting (Room 204 & Zoom)

**Present:** Terry Maitland (Chair), James Colman (Vice-Chair), Kate Warwick, Zywia Chadzynska, Jillian Peters (via-Zoom), Peter Hocknell

**Absent:** Amy Green

**Conservation Agent:** Olivia Barksdale

**Public Concerns and Regular Business**

**7:16** Terry Maitland, Chair opened the meeting at 7:16pm.

**7:16 Public Concerns**

**7:16 Notice of Intent –Public Hearing –12 Spring Hill Road #085-1379**

Applicant asked for a continuance. Continued to February 5<sup>th</sup> 2025 at 7:35pm

**7:17 Staff Presentation –Habitat for All**

Kaila Sauer, Senior Planner gave a presentation about the Habitat for All initiative. The initiative is conducting a community engagement effort to explore how Acton can improve their current natural resource protection, zoning and how Acton can implement inclusionary zoning. The Planning Board must approve a subdivision plan and make sure it complies with the rules and regulations. Acton's current subdivision process is very typical across Massachusetts where the parcel is divided into lots, an access road is created and there is no requirement for open space, where majority of the property is clear cut. Habitat for All will consolidate the houses in a section of the property and 60 percent of the property will be preserved as natural space, and will create a vegetation buffer between roads and new development. The initiative would be the new PRCR bylaw by right. It would eliminate the 8-acre minimum requirement. Through public engagement the Planning Department heard an overwhelming support that people want to protect open space. The initiative uses Sudbury Valley of Trustees (SVT) natural resources mapping tool. Natural resources will be mapped and prioritized so that the houses are not put in resource sensitive areas.

Ms. Sauer asked for feedback from the Commission. The Commission had questions and concerns about SVTs mapping tool and the accuracy of the tool. The Commission wanted to know what is not included in the mapping tool. SVT tool uses 30 layers of data from GIS that is weighted which helps to make the tool consistent and predictable. The natural services that are included in the model are carbon sequestration, heat island mitigation,

stormwater management, and water quality protection. SVT's website has more information. The bylaw is in the development stages and should be ready in early February. The Commission would like to see the draft bylaw, general information about the initiative and more information about the mapping tool.

**7:44 Request for Determination of Applicability –Public Hearing –48 School Street**

Matthew Killam and Tim Hess from Studio InSitu Architects, Inc. represented the landowners at 48 School Street. The proposed project is to renovate the existing barn. In December the wetlands were delineated, the barn is in the 100-foot buffer zone. The house and barn will be connected to Town sewer. The existing detached garage will be removed and area restored. The deck will be made with permeable surface. There will be a net negative of 17 feet of impervious surfaces. Rainwater will be mitigated. Rain gardens will be installed. Natural plantings will be used in the rain garden, all species are from the MA native species accepted list. The new deck will have 4-8 helical piles that will be screwed into place and connect with the existing stone landing. Silt fence and wattles will be installed along the 100-foot, 75-foot buffer line. No soil will be excavated. Mr. Colman moved to issue a negative 3 determination and Mr. Hocknell seconded. All voted yes.

**8:00 Notice of Intent –Public Hearing –64 & 68 Charter Road #085-1380**

Applicant asked for a continuance. Continued to February 5<sup>th</sup> 2025 at 7:30pm

**8:02 Notice of Intent –Continued Public Hearing –416 Great Road #085-1377**

Paul Kirchner from Stamski and McNary represented the landowner. Mr. Kirchner has addressed DEP's comments and revised the design since the last meeting. The project has disturbance within bordering vegetated wetland and land underwater. It is also within road front area and the culvert does convey a stream. The entire parcel is within 200-foot riverfront area. The WPA form has been updated. Full compliance of stream crossing standards is not feasible, the project is for replacing an existing culvert with existing constraints such as grade. The culvert will be 57 by 38-inch steel arch culvert, detail is on plan. Riprap and crushed stone will be placed at the bottom of the channel. The larger culvert does bring the crossing into stream crossing standards, to go higher would change the grade which will impact flow patterns. The filtration barriers and sandbags have been adjusted on plan. Any dewatering that needs to be performed will be discharged and the wetland will be upgraded. All of DEP's requirements have been satisfied. The narrative has been updated and the WPA form has the quantity of disturbance within the resource areas. Impervious surface is not expanding. The proposed culvert is 21 inches larger than the existing culvert. The project is not increasing stormwater runoff, it is not increasing impervious surface. The dam constricts the flow, increasing the size of the pipe will not have a negative impact on stormwater runoff. Mr. Colman moved to accept the plans as described tonight and issue OOC, Ms. Peters seconded. All voted yes but Ms. Chadzynska abstained.

## 8:22 Enforcement Order – 43 Kinsley Road

Landowner is not present.

### Administrative Updates

## 8:23 Review and Approve Meetings Minutes

Mr. Hocknell moved to approve the 12.18.24 minutes and Mr. Colman seconded. All voted yes.

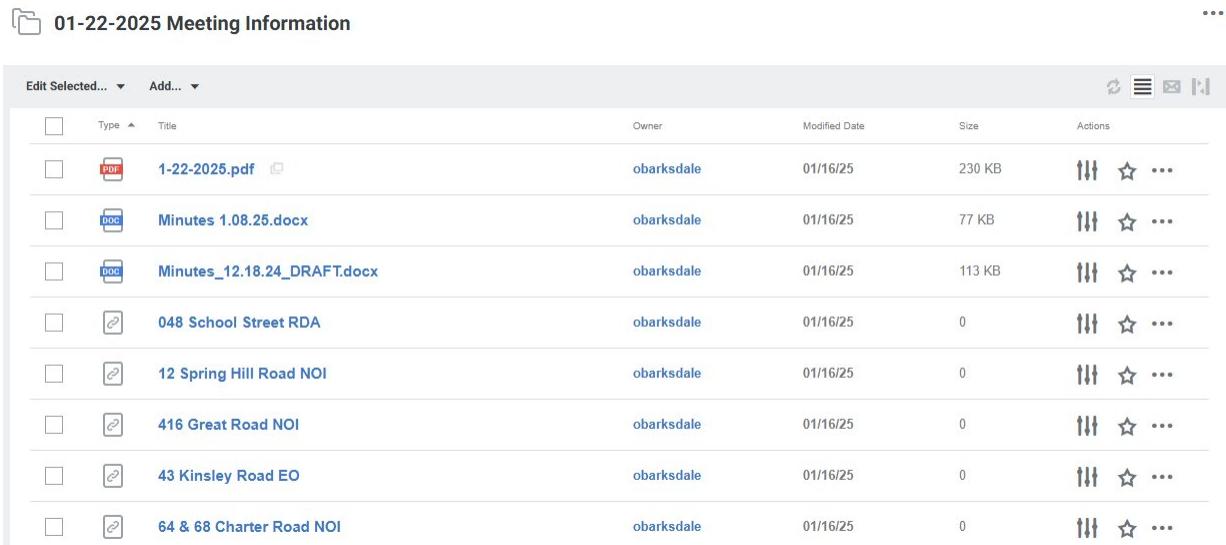
Mr. Colman moved to approve the 1.08.25 minutes and Ms. Peters seconded. All voted yes, but Mr. Hocknell and Ms. Chadzynska abstained.

Administrative Update

Ms. Barksdale informed the Commission that she is working with DPW and the Planning Department on a letter to the Kennedy property in North Acton. The Water District informed Ms. Barksdale that the landowners have cleared a portion of the forest that abuts Water District Land. The landowners did not get the necessary permits for the land disturbance, work in the buffer zone and storage of materials in a residential area.

## 8:33 The meeting closed at 8:33PM

### Documents and exhibits used at this meeting:



The screenshot shows a file management interface with a list of documents. The header includes 'Edit Selected...', 'Add...', and a three-dot menu. The table has columns for Type, Title, Owner, Modified Date, Size, and Actions. The documents listed are:

Type	Title	Owner	Modified Date	Size	Actions
PDF	1-22-2025.pdf	obarksdale	01/16/25	230 KB	☰ ⚡ ⚡ ⚡
DOC	Minutes 1.08.25.docx	obarksdale	01/16/25	77 KB	☰ ⚡ ⚡ ⚡
DOC	Minutes_12.18.24_DRAFT.docx	obarksdale	01/16/25	113 KB	☰ ⚡ ⚡ ⚡
DOC	048 School Street RDA	obarksdale	01/16/25	0	☰ ⚡ ⚡ ⚡
DOC	12 Spring Hill Road NOI	obarksdale	01/16/25	0	☰ ⚡ ⚡ ⚡
DOC	416 Great Road NOI	obarksdale	01/16/25	0	☰ ⚡ ⚡ ⚡
DOC	43 Kinsley Road EO	obarksdale	01/16/25	0	☰ ⚡ ⚡ ⚡
DOC	64 & 68 Charter Road NOI	obarksdale	01/16/25	0	☰ ⚡ ⚡ ⚡

All Documents can be found at:  
<https://doc.actonma.gov/dsweb/View/Collection-18900>