



Acton Conservation Commission
Meeting Minutes
December 4, 2019
7:15 PM
Acton Town Hall, 472 Main Street
Acton, MA 01720
Room 204

Present: Terry Maitland, Amy Green, Jim Colman, Zywia Chadzynska, Carolyn Kiely

Absent: Tim McKinnon, Suzanne Flint

Natural Resources Director and recording secretary: Tom Tidman, Bettina Abe

Regular Business

7:15 Determination of Applicability: 159 Central Street

Applicant Barbara Smith for a project at 159 Central St., Acton, plate no. G2, parcel 50. The project is the replacement of a failed sewage disposal system.

Neither the applicant nor a representative was in attendance to present the project. The project was opened and rescheduled for December 18, 2019, at 7:20PM.

7:30 Notice of Intent: School and Piper Lane Condominiums, continuance

Discussion revolved around the choice of a peer reviewer. Both BSC and GZA had submitted bids. Mr. Maitland introduced the process. He informed the attending public that he would be taking comments and questions only from the applicant and the Commissioners. One of the questioned raised was: are the rates as outlined "Municipal Rates" or full rates.

Mr. Maitland also disclosed that the Fran Portante's daughter, Theresa Portante-Lyle, is an employee at BSC, but is not part of the team working on this project. (Fran is the administrative assistant for Conservation.)

Decision: Ms. Green moved to approve BSC as the Peer Review entity for the School St/Piper Lane Condominium project. Mr. Colman seconded the motion and it was approved unanimously.

8:20 Resource Area Delineation: 9 School Street

Abbreviated Notice of Resource Area Delineation located at 9 School Street, (town atlas plate H2-A, parcel 48) filed by John Perkins. Applicant seeks confirmation of resource area delineations subject to protection under the Wetlands Protection Act, specifically River Front.

Kurtis Platteel, from Stamski & McNary, Inc., represented the client, John Perkins. (Mr. Perkins did not attend the hearing.) There are no wetlands on the property. The mean annual high water for Fort Pond Brook was flagged by Dave Crossman of B&C Associates in July 2019.

Approximately half of the property is located within the outer riparian zone. There is no 100 year flood plain on the property.

Decision: Ms. Green moved to approve the resource area delineation as presented, specifically the Mean Annual High Water Line. Mr. Colman seconded the motion and it was voted unanimously.

Notice of Intent: 8 & 10 Post Office Square, continuance

Applicant has requested the hearing be continued to December 20, 2019.

Special Business

Easement Agreements from Wright Hill to Guggins Brook:

Easement 1: New View Condominium property.

Easement 2: 647 Mass. Ave. property.

Ms. Abe explained the proposed agreements. The two easements provide a continuous corridor between Wright Hill conservation restricted land and Guggins Brook Conservation land.

Decision: Ms. Green moved to approve the agreements; Mr. Colman seconded the motion and it was approved unanimously.

Hybrid Farm License Renewal

Ms. Abe gave an overview of proposed changes being requested by the Licensee. Due to a problem with the horses getting through an area of fencing, Ms. McConnon (Licensee) is proposing to install 450 feet of electric fence. It is to be powered by solar cells and will be only in area D. The public would not need to go through this area of the paddock. Horses would be deterred from going through the fence by receiving an electric jolt. The Commission discussed if this is in the spirit of the original agreement. A sign will need to be added noting that an electric fence is in use. The Commission would like to review the sign. An addendum will be added to the license for 2020.

Decision: Mr. Colman moved to approve of the proposal and the addition to the license agreement. Ms. Green seconded the motion. The motion passed with 4 ayes, no nays, and 1 abstention (Ms. Kiely).

The license will be modified as agreed and presented for signing at the next meeting, Dec. 18.

Consent Items:

Certificate of Compliance: none

Meeting Minutes:

The meeting minutes from the Conservation Commission's November 6, 2019 was approved by a vote of 5 to 0. Ms. Green motioned to accept, and Mr. Colman seconded the motion. The

minutes of the November 20, 2019 meeting was reviewed and approved by a vote of 5 to 0. Ms. Green moved to accept the minutes and Ms. Chadzynska seconded the motion.

At 9:00 p.m., it was moved and seconded to adjourn the meeting.
The motion was approved [unanimously].



Terry Maitland
Chairperson

Documents and Exhibits Used During this Meeting

- Request for Determination of Applicability for 159 Central Street (WPA Form 1)
- Notice of Intent for School St. and Piper Road condominiums; Request for Quotes for Peer Reviews and response letters
- Abbreviated Notice of Resource Area Delineation for 9 School St.
- Easement from Wright Hill to Guggins Brook via New View
- Easement from Wright Hill to Guggins Brook via 647 Mass. Ave.
- Hybrid Farm Annual License Renewal and proposed change request
- Minutes of the November 6 and November 20 meetings for approval

These documents may be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-10620>