

BOARD OF SELECTMEN AND SEWER COMMISSIONERS MEETING

October 1, 2018

Francis Faulkner Room 204

6:45 PM

To view the video, please [click here](#)

Present: Katie Green, Joan Gardner, Jon Benson, Peter J. Berry, Janet K. Adachi, Town Manager John S. Mangiaratti, Assistant Town Manager Mark Hald, and Recording Secretary Lisa Tomyl

Executive Session

The chair called the meeting to order and announced that the board would be entering executive session to discuss strategy with respect to collective bargaining as an open meeting may have a detrimental effect on the bargaining or litigating position of the public body. Ms. Adachi moved, Mr. Benson seconds. All Ayes. At the conclusion of the executive session, Ms. Gardner moves to exit executive session, Mr. Berry seconds. All ayes. Roll call, Ms. Adachi, Mr. Berry, Ms. Green, Ms. Gardner, Mr. Benson, all ayes.

Citizen Concerns

Terra – concerned about “Secret meetings” of Acton Housing Group and also a secret meeting group on Kelley’s Corner. Ms. Adachi explained there are no secret meetings on Acton Housing Group and that there have been public forums in the past that were publicly posted. Mr. Mangiaratti explained that there are some small staff meetings that meet to update the progress of Kelley’s Corner and support for the Kelley’s Corner Steering Committee. Concerned about a secret group on the Acton 2040 Committee – MR. Mangiaratti suggested she email him in regards to rumor control.

John Blute – concern of current status of the delivery of gas in Acton. Ms. Green explained about the study that was conducted and correcting of many leaks in town more so than other towns. Worked with students to put online the leaks map where leaks were and what has been fixed.

Operational Minutes/Chair Report

Katie Green – sustainability policy is still on the website for review and can submit comments. Thanks TM and staff organizing a lottery for the commuter parking on Maple Street within 2 weeks. Flu shots tomorrow and Wednesday at ABRHS. Coffee with a Cop Wednesday 8-10 PM on Great Road. LWV candidates forum. All town offices will be closed on Monday Columbus Day.

John S. Mangiaratti – HSSC open house on September 21 a success. Carpool lot now public parking. 48 application submitted. Lottery held in public at 4 today – 25 residents were awarded spots. FD 125 anniversary on October 13th from 10-2.

Appointments

7:10 PM Introduction of ABRSD Superintendent, Peter Light – Mr. Light introduced himself and his background of his career to the Board.

7:20 PM Powder Mill Place, 40B LIP, Powder Mill Road – representing applicant is Lou Levine. Joel something gave a more detailed background and explanation of the project. This project will be built on both Acton in Maynard totaling 180 units. Requesting a letter of support for the Board for the LIP application and Mass Housing. There has been multiple public meetings with officials from Maynard and Acton, meetings with ACHC and town staff beginning a year ago. Sewer system cannot be supported in Acton and requested Maynard support the sewer. Proposed to work with Tighe Bond to construct a holding tank on the sewer treatment plant facility in Acton. Total housing units toward 10% affordable housing short of 14 units (9%)

Joel Kahn from Equity Alliance, LLC is the consultant for project. Hired a firm to conduct a traffic study as requested by the Town of Maynard.

Ms. Adachi questioned about the holding tanks for the wastewater treatment and the current capacity of the treatment plant and holding fields. Questioned about any historical value of the current houses located on the property currently and any plans with them. Mr. Kahn will look into the historical value and possible re-use and follow up with the Maynard Historian. Ms. Adachi would like to honor the buffer at the waterfront. Mr. Berry mentioned a memo from the RHSO commenting that the (rental) rates may seem to be too high for the affordable units and about a possible traffic study – Mr. Levine mentioned that the Acton Board of Appeals will most likely request a traffic study be conducted. Mr. Berry commented on keeping in line with Acton’s Complete Streets program for connectivity with sidewalks or possibly a bike lane added.

Ms. Garner questioned about the jurisdiction of the Assabet River. Mr. Levine stated DEP. Ms. Gardner questioned about the angle of the slope of the planned pipeline under the Assabet for site wastewater treatment.

Nancy Tavernier, ACHC – commented on the need for affordable housing.

Several citizens commented on the traffic currently on High Street and their concern about a (potential for a) large increase, and the speed that people go on the road. Mr. Mangiaratti directed questions regarding traffic calming and plans to the Engineering Department.

Barry Rosen commented that the Acton Water District Commissioners had asked him (as chair of the AWD Water and Land Management Advisory Committee) to evaluate and make a recommendation as what position the District should take on the proposed Powder Mill Place (LIP). Through Ms. Green, Mr. Rosen asked Mr. Lou Levine whether with the changes to the initial plan (dealing with Maynard) would the developer continue to honor the environmental conditions agreement with the Acton Water District which would limit the use of water provided by the Acton Water District. Mr. Levine emphatically replied the developer would do so.

Mr. Mangiaratti is following the process of the proposed development with Maynard – not sure if Maynard is aware of the new proposal for wastewater treatment. May need to further the conversation with Maynard officials. Ms. Green mentioned about utilizing the Cross Town connect with the development to service the South Acton Train Station and partnering with the CAT as part of a consistent route. Natural gas alternatives were brought up such as electricity and heat pumps in lieu of natural gas.

Ms. Adachi moves to authorize the Chair to sign the LIP application and a letter of support to Mass Housing, Ms. Gardner second. All Ayes.

Selectmen Business

Board to Open and Close Special Town Meeting Warrant –

Terra Friedrichs, West Acton – questioned about getting a citizen petition for the special town meeting and deadline date.

Mr. Berry moves to open the special town meeting warrant and close on October 15th, Ms. Gardner seconds, all ayes

Discussion on Open Meeting Law Complaint filed September 25, 2018 –

Mr. Mangiaratti explained that the BoS received an open meeting law complaint regarding the September 17th executive session. A draft response was presented to the Board drafted by town council.

Danny Factor, 11 Davis Road – questioned about the amount of the appraisal (of 252-256 Main Street) and when it will become public.

Ms. Adachi moved to authorize chair to finalize letter and sign on behalf of the Board, Ms. Gardner seconds. All ayes.

Draft Recreational Marijuana Zoning Bylaw Amendment– Ms. Adachi presented an overview of the amended zoning bylaw in regards to the sale of recreational marijuana.

Consent Agenda

Ms. Adachi requests to hold item 10 and to pass over. Ms. Adachi moved to approve consent items 6-9, and 11-16, Ms. Gardner seconds. All ayes.

Ms. Adachi moved to adjourn, Ms. Gardner seconds. Meeting adjourned at 9:15 PM

Respectfully submitted,



Lisa Tomyl, Recording Secretary



Jon Benson, Clerk