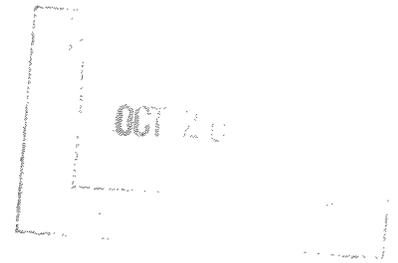


Meeting Minutes
Acton Community Preservation Committee
September 16, 2008
Acton Town Hall



Present: Roland Bourdon, Janet Adachi, Ken Sghia-Hughes (Chair), Tory Beyer, Susan Mitchell-Hardt, Ron Schlegel, Jon Benson, Corrina Roman-Kreuze, Kristin Alexander (Assistant Town Planner), Walter Foster. A number of residents were in the audience.

Meeting called to order by Chairman Ken Sghia-Hughes at 7:30 p.m.

1) Discussion and approval of minutes of September 11, 2008 meeting -

Request to expunge the dollar amounts of the Piper Lane appraisals because they are confidential. Request to clarify who is selling what.

Selectman Andy Magee, of the Open Space Committee (OSC), says the Town requested the appraisals, and that because the proposed purchase was in negotiations the appraisals should be held confidential. The appraisal itself states that if the Town wants to share it the Town needs written approval from the appraiser to do so.

Corrections and modifications of references to town meeting, Magoon house, location of Gaebel house relative to Historic District, sewer service availability.

Minutes were approved as edited.

2) Discussion of application to purchase of Piper Lane property.

Selectman Magee provided summary of application and changes since September 11 meeting. OSC not ready to propose purchase of Magoon parcel right now, discussions with owner continuing. The Gaebel property could be purchased by a developer. Mr. Gaebel wants to work with the Town. Current proposal is for purchase of two Gaebel parcels - the undeveloped, open-space piece and the house parcel.

Seller wants to sell both as a package, owner cannot sell a nonconforming house lot. Developer wants to take down the house and put a road in to develop the back lot. Price reflects appraisal of both lots. Some issues remain with respect to the appraisal which is in \$670,000 to \$700,000 range.

Additional monies will be needed for conservation restriction. Proposal is for Town to put a historical restriction on the house and then re-sell. Town may need to do some repair and restoration of the house before putting it on the market; application proposes \$700,000 to purchase property and \$30,000 toward the associated expenses.

Owner has firm offer from the developer, must respond in October and would like to act quickly. Proceeds of the sale of the house would be turned back to the Committee. Intent is to go to special town meeting on Oct. 2nd; Piper Lane article would follow the article pertaining to transfer station reserve funds.

Questions and comments from the Committee indicate that members think the application is eligible and like the project. General comments and questions from the Committee about road/driveway. There is legal, co-owned access through Piper Lane private way, but because of co-ownership issue can't sell the nonconforming lot.

Owner knows that Town can pay only the appraised value of the land, and developer could offer more, but owner still is willing to work with the Town. House is circa 1840.

Part of the requested funding would reimburse monies that have already been spent. About \$6,800 was spent on the appraisals and a few thousand more will be needed to do second appraisal on the house lot and for home inspection. Balance of \$20,000 would be for restoration of the house. Other costs include drafting historic restriction for house and conservation restriction. Possibility of adjacent parcel getting developed so need to be clear about the boundaries of the parcel. Question about transferring proceeds to the CPC open space fund. Appears that any person/entity can donate to that fund and that there is no problem with proceeding as proposed. Questions about proposed resolution of substandard lot size. Comment that Town possibly can't purchase land with CPC funds and then resell it. Discussion about draft warrant article listing 5.5 acres to be conservation-protected, need for correction of acreage.

Comments from the audience strongly supportive of the proposal. Question as to whether a trail easement can be placed near house lot where existing right of way is located up Piper Lane to access the open space. All owners would have to agree to this.

Committee voted unanimously to approve the project and recommend the appropriation of \$730,000 from Town's open space set-aside fund subject to modifications that may arise.

Adjournment at 8:40 p.m.