

Article 4

Community Preservation Program

Open Space Acquisition

(two-thirds vote)

Move that the Town authorize the exercise of the first refusal option; the acquisition, restriction, and delegation of the real property; the appropriation and expenditure of \$1,370,000 toward the acquisition price and associated transaction costs; and all other measures set forth in the Article; and to raise this amount:

\$1,060,000 be transferred from the Community Preservation Fund Open Space Set-Aside Fund Balance;

\$ 50,000 be transferred from the Community Preservation Fund Balance; and

\$ 260,000 be transferred from Free Cash.



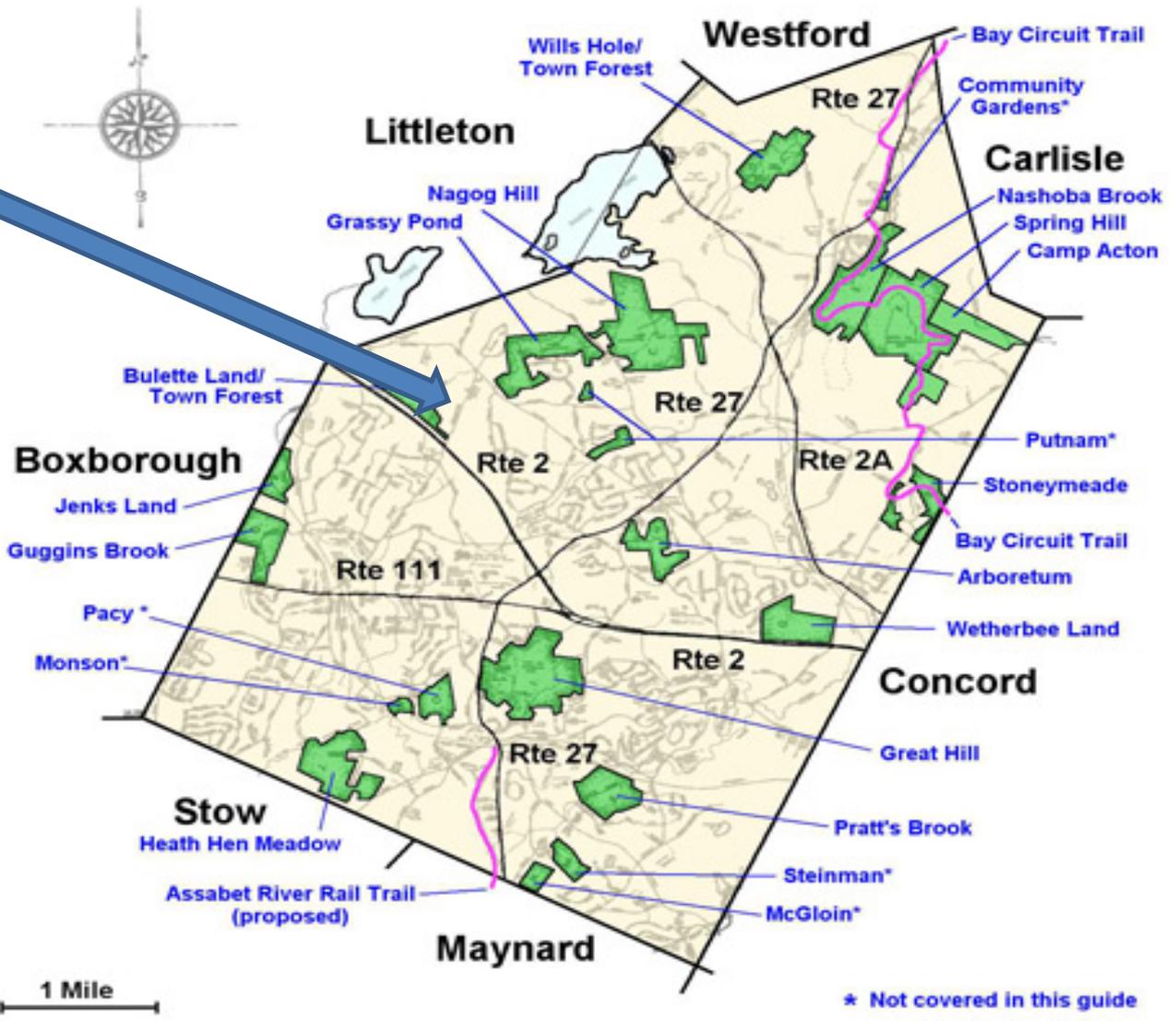
Anderson Parcel

183 Newtown Road
20.68 acres



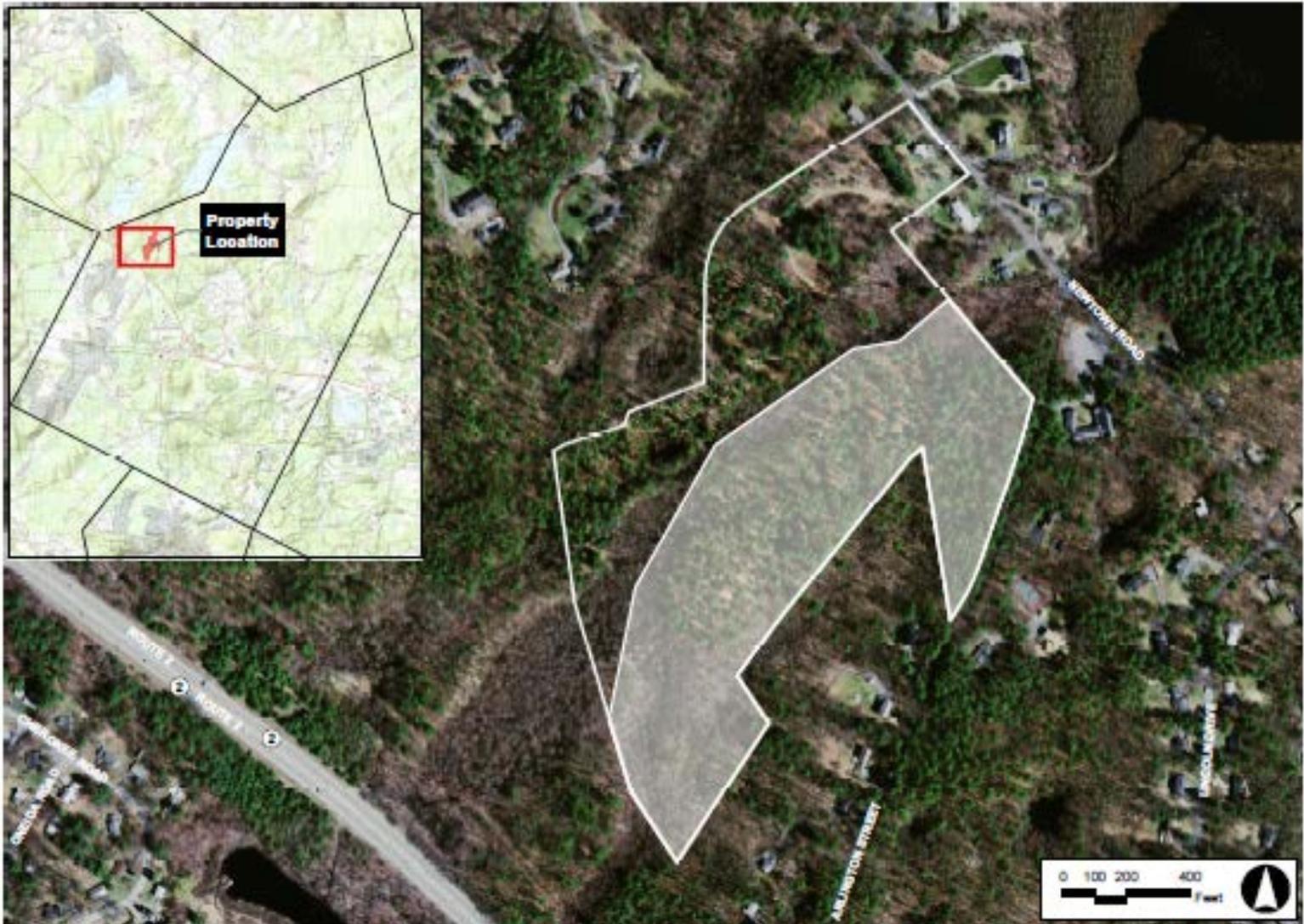
Town of Acton Conservation Areas

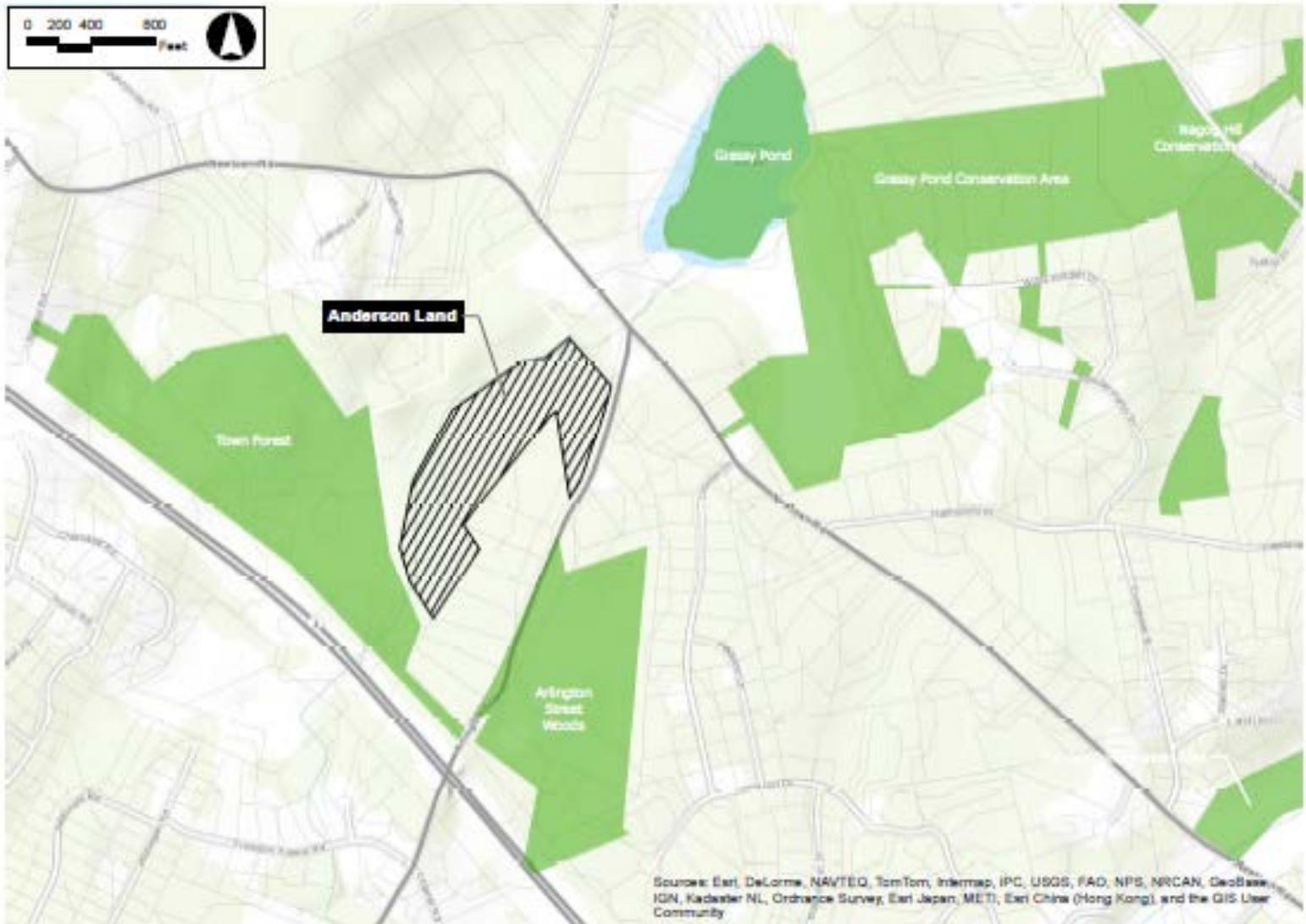
Anderson Parcel



* Not covered in this guide







Ecological Significance

- **High priority parcel for open space protection**
- **Rich in natural resources**
 - Vernal pools
 - Wetlands
 - Forest habitat
- **Green space linkage to other Town-owned conservation land (Grassy Pond)**
- **Linked to Town Forest**





Environmental Significance

- **Headwaters of Grassy Pond Brook**
 - Riverine ecosystem protects surface and groundwater quality
 - Mix of upland, vegetated wetland, open water
 - Premier wildlife habitat and corridor
- **Managed Forest**
 - Mature pine canopy with beautiful wild flowers
- **Unbroken Open Space of 100 Acres +**





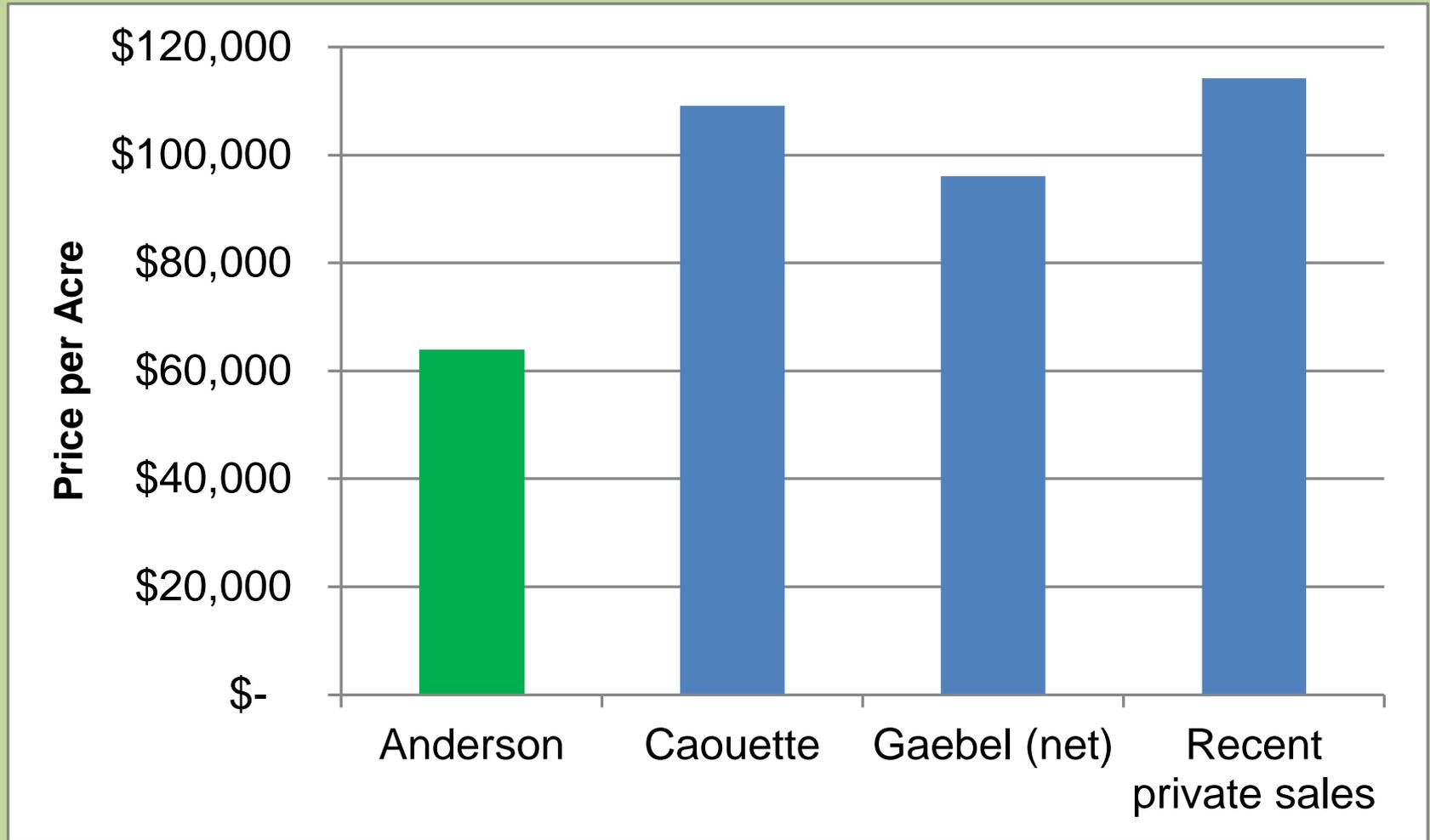


High Priority, High Value Parcel

- **Ranked as second-highest priority parcel in Open Space and Recreation Plan**
 - Based on passive recreation, environmental and open space significance
- **If not purchased, it will be developed**
- **Purchase price compares favorably with other open space purchases and other recent undeveloped lot sales**



Comparison of Purchase Price per Acre to Other Recent Purchases and Private Sales



CPC Recommends Use of Set Aside Funds

- **Open Space Set Aside fund at \$2.6 million**
- **This purchase would leave about \$1.5 million remaining in the fund**
 - **Cannot use CPC money for more than appraised value**
 - **Offer is \$260,000 greater than appraised value**
 - **Free cash used to fund remainder**
 - **Current free cash balance is \$7.1 million**
 - **Other \$50,000 is to fund environmental review, CR, closing, baseline documentation, other costs**



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