

# TOWN OF ACTON

## Open Space Committee

**Date: Friday, December 7, 2018**

**Time: 7:30 AM**

**Place: Acton Town Hall - Room 9**

**COMMITTEE MEMBERS PRESENT:** Andy Magee, Terry Maitland, Emilie Ying, Matt Mostoller, Dick Hatfield, Will Hill, Dave Marshall, Tom Tidman (NR liaison), Katie Green (BoS liaison)

**RECORDING SECRETARY:** Fran Portante

**VISITORS:** Susan Mitchel-Hardt, Christa Collins, Bettina Abe, Jim Willis, Peggy Hebert, Sandra Mika (one more whose name signature is unreadable)

### MEETING AGENDA ITEMS

**Issue #1:** **Executive Session:** *There will be a need for an Executive Session for the purpose of considering the purchase, exchange, lease, or value of real property at 88 Prospect Street, Acton.*

**Decision:** Will moved to go into executive session, including Susan Mitchel-Hart. Terry seconded the motion and a roll call vote was unanimous.

**Issue #2:** Minutes - Vote minutes of November 2, 2018.

**Decision:** Terry moved to accept the minutes of Nov. 2, 2018. Will seconded the motion and it passed unanimously.

**Issue #3:** **Hebert Farm review:** Andy reported on status of this project. He and Tom will be going before the BoS on Monday to ask for permission to pursue the negotiations to purchase. Once permission secured, he and Tom will be setting up a meeting to pursue.

**Issue #4:** **Piper Lane review:** Katie reported that the BoS has recommended that Mass. Housing not approve the project. Mass Housing understands the sensitivity of the project. Terry reported that an ANRAD had been filed with the Conservation Commission by the developer.

**Issue #5:** **180 Newtown Road:** Planning has not made a final decision at this time. Conditions are 1. sidewalks within the subdivision; 2. Parking lot at the Arlington St access to the conservation land, 3. A bridge over Grassy Pond brook. Susan reminded the committee that 3 bounds

need to be placed at the rear of property. Tom will check with Roland (Planning) to insure it's in the agreement. Susan asked when the CR process could begin. Tom reported that the ORAD had been approved by the Conservation Commission. The committee discussed when this has to be initiated. The subdivision plan has 8 lots positioned on 4 acres.

**Issue #6:** **108 Nonset Path:** property owner would like the town to take these 6 acres. Tom reported that the parcel is mostly wetlands, with a pump station on the front corner of the property. Tom to ask Brian McMullen if it's worth take for conservation purposes.

**Issue #7: Miscellaneous Items:**

- **CPA Proposal:** a request of \$450K has been submitted for Open Space. Andy presented to the CPC the night before and it was well received, the committee being very friendly. The request is for set aside funds. Right now there is 1.9M in the set aside fund, and this will bring it up to 2.3M. It will be voted at April Town Meeting.

Under the new TM, all requests for funding should go to the BoS for approval. As an advisory body, Andy will go before the BoS with his recommendation.

- **Individual CR's:** Susan raised the topic of individual citizens owning property of conservation value wanting to secure their property with a Conservation Restriction.
- **Wetherbee Street:** no new info
- **161 Newtown Road:** no new info (shore line around Grassy Pond)
- **183 Newtown Road:** no new info
- **Brucewood Lots:** Brian is trying to get value for these lots so they can be taken by the Town.
- **Quarry Road: no new info**
- **Stonefield Farm:** Susan has tried unsuccessfully to get the owners together with the family who own Carver Hill.
- **53 River Street:** Bettina reported that the dam is in very bad shape. It's estimated that repairing the dam could cost upwards of \$3.5M, whereas removing would cost less than \$300K. A CPA application was submitted but there is no assurance CPA would even consider

funding. DER has refused so there is no funding source at this time. It's a major priority to get the dam removed for liability issues. Fort Pond Brook is stocked by the State. Ericson's dam is part of a natural waterfall whereas the River St. dam was built to drive a flywheel.

**Issue #8:** **Discussion of Conservation Restrictions** – ACT monitors most of the CRs in the town. Fran has a listing of all CRs currently held within the town of Acton. Some are owned by the town, some are owned by private individuals. ACT monitors about 10 of the 20 or so CR'd property. ACT is in the process of expanding the volunteers who can conduct the annual monitoring and submit a report to NR and to their board. In addition, they are outsourcing both development of Baseline Documentation and Annual Monitoring to an environmental company. The issue raised by Susan was a concern for the parcels that are held by the town but are not being monitored. She submitted a letter with suggestions for expanding the monitoring process according to some neighboring towns.

**Issue #9: Next Meeting – January 4, 2019 7:30 AM  
(Acton Town Hall – Room 9)**

**Adjourned: 8:35 AM.**