

**TOWN OF ACTON  
OPEN SPACE COMMITTEE  
MINUTES  
March 30, 2016  
7:30 AM  
ACTON TOWN HALL – ROOM 9**

**COMMITTEE MEMBERS PRESENT:** Andy Magee, Terry Maitland, Jeff Clymer, Matt Mostoller, Franny Osman, Tom Tidman

**RECORDING SECRETARY:** Fran Portante

**VISITORS:** Peter Ashton

**Executive Session**

176 Central Street / 12 Summer Street: consideration of the purchase, exchange, lease or value of real property.

Andy will be presenting Article 24 at upcoming Town Meeting on April 4. He reviewed his presentation with the committee members present. A copy is attached.

Purchase price of the land has been negotiated with the builder for \$430K. Additional \$20K is required for securing the Conservation Restriction and on-going stewardship. Funding sources will be from CPA, \$400K, ACT, \$10K, seller, \$3K, and, from a number of private donors, \$31K. In addition, the town is being asked to allocate \$10K from Free Cash to fund the balance and any additional administrative costs.

Discussion followed around the offer of the Cemetery Commission of \$15K towards the cost of the small parcel of land that has been in contention and that holds a small shed used by the Cemetery crew for equipment storage. Because it requires breaking out a portion of the land to determine its value in order to apply the specific donation to that portion, it was agreed that the complexities this introduces outweighs the value of the donation. Post purchase, and as part of the development of the Conservation Restriction, Cemetery use of the land could be revisited and a limited use incorporated in the Conservation Restriction.

**Decision:** Jeff Clymer moved that the Committee support the purchase of 176 Central Street as proposed. Terry Maitland seconded the motion and it was passed unanimously.

**Meeting adjourned: 8:15 AM**

The following is Andy Magee's presentation for Article 24 at the upcoming Town Meeting, April 4 & 5, 2016.



## Article 24: Central Street Land Acquisition (Two-thirds Vote)

The Town of Acton Open Space Committee

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### Article 24 Central Street Land Acquisition



### Motion

Mr. Magee moves that the Town:

- (1) authorize the acquisition of real property identified in the Article on such terms and conditions as the Selectmen may determine, as set forth in the article,
- (2) appropriate \$450,000 to pay costs of said acquisition, including the payment of all costs incidental and related thereto; and to meet this appropriation,

Article 24  
Central Street  
Land Acquisition

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**Motion (cont.)**

- a. \$400,000 be transferred from the Community Preservation Fund,
- b. up to \$50,000 be transferred from gifts and grants of funds accepted and voted by the Selectmen for such purposes and
- c. any difference between the total appropriation of \$450,000 and the sum of the amounts under (a) and (b) be transferred from Wetlands Filing Fees,

Article 24  
Central Street  
Land Acquisition

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**Motion (cont.)**

- (3) bind the real property with a permanent restriction for conservation purposes in accordance with Massachusetts General Laws Chapter 44B, Section 12, on such terms and conditions as the Selectmen may determine, and
- (4) authorize the Board of Selectmen, the Town Manager, and the Conservation Commission to take any other action within their respective jurisdiction necessary to carry out the project specified in the article.

## Article 24 Central Street Land Acquisition

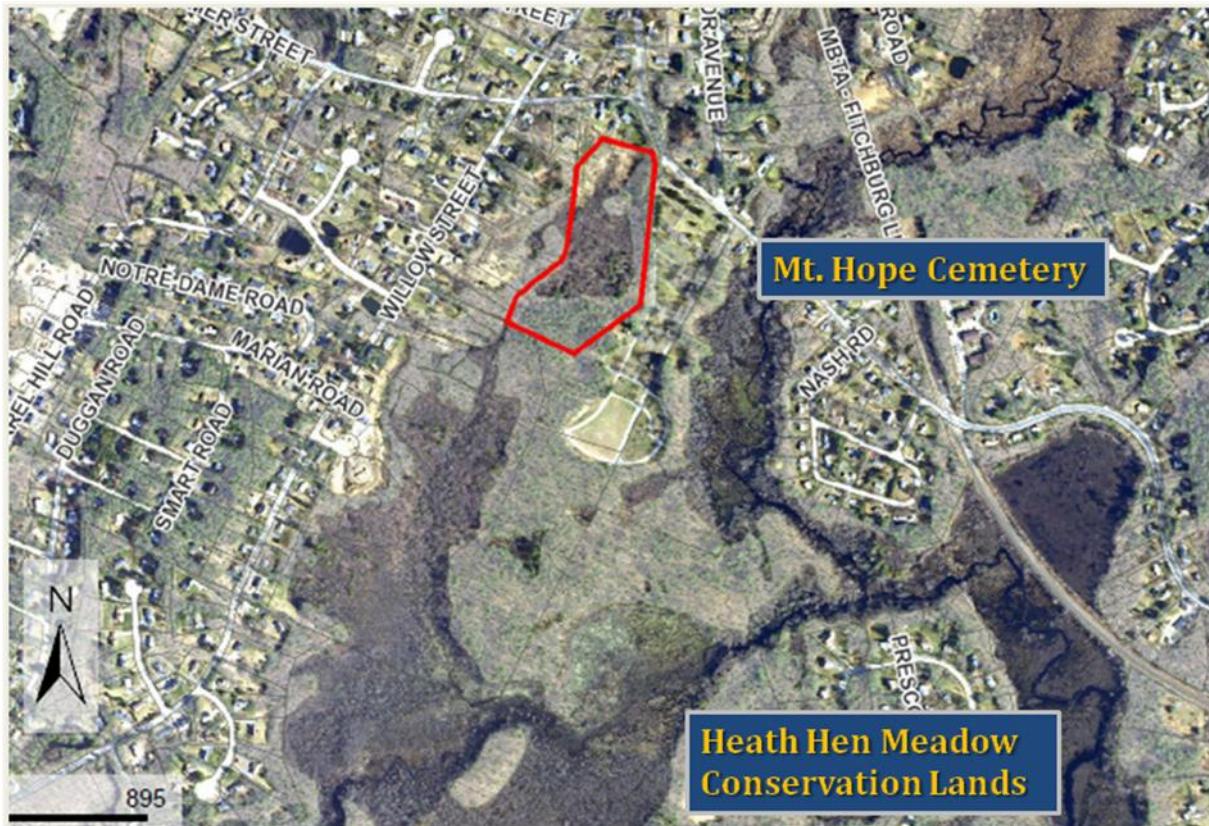
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### Motion (cont.)

- (3) bind the real property with a permanent restriction for conservation purposes in accordance with Massachusetts General Laws Chapter 44B, Section 12, on such terms and conditions as the Selectmen may determine, and**
- (4) authorize the Board of Selectmen, the Town Manager, and the Conservation Commission to take any other action within their respective jurisdiction necessary to carry out the project specified in the article.**

## Central Street – Parcel Setting

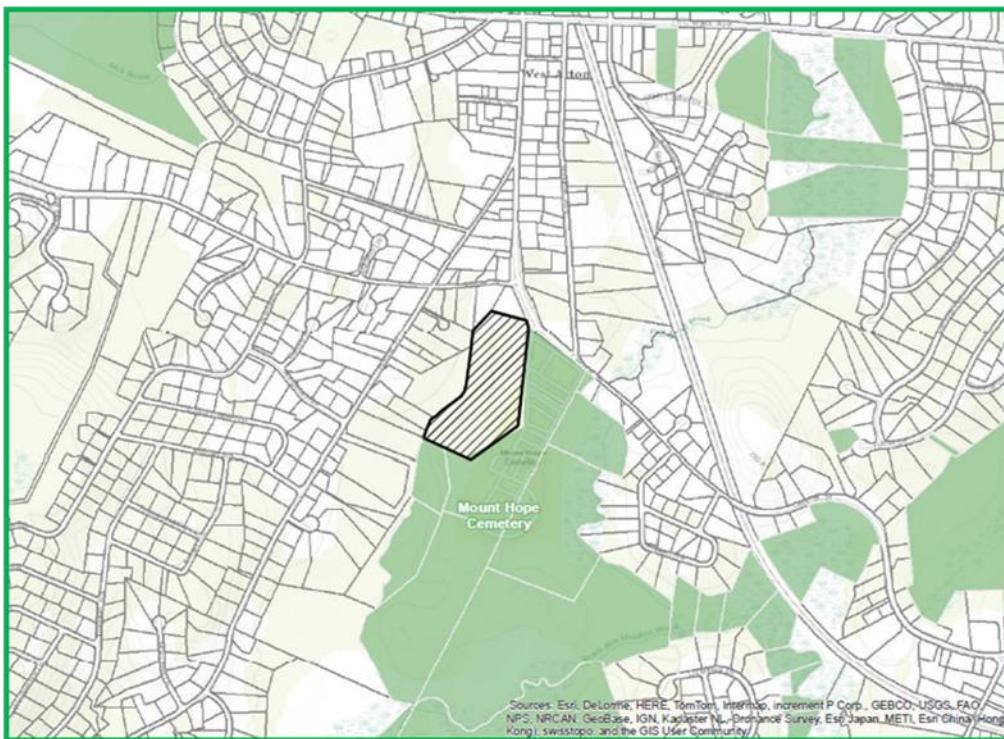


# Central Street - Uplands and Wetlands

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## Central Street – Protected Land Corridor



# Central Street – NHESP Lands

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# Central Street – Aquifer



## Central Street Land Acquisition



## Funding Request

<b>Purchase Price</b>	<b>\$ 430,000</b>
<b>Stewardship / Cons.</b>	
<b>Restriction Budget</b>	<b>\$ 20,000</b>
<b>Total</b>	<b>\$ 450,000</b>

## Central Street Land Acquisition



### Funding Sources

<b>CPA</b>	<b>\$ 400,000</b>
<b>Private Donations</b>	<b>\$ 31,000</b>
<b>Acton Cons. Trust (ACT)</b>	<b>\$ 10,000</b>
<b>Seller (Cons. Restriction)</b>	<b>\$ 3,000</b>
<b><u>Wetland Filing Fees</u></b>	<b><u>\$ 6,000</u></b>
<b>Total</b>	<b>\$ 450,000</b>

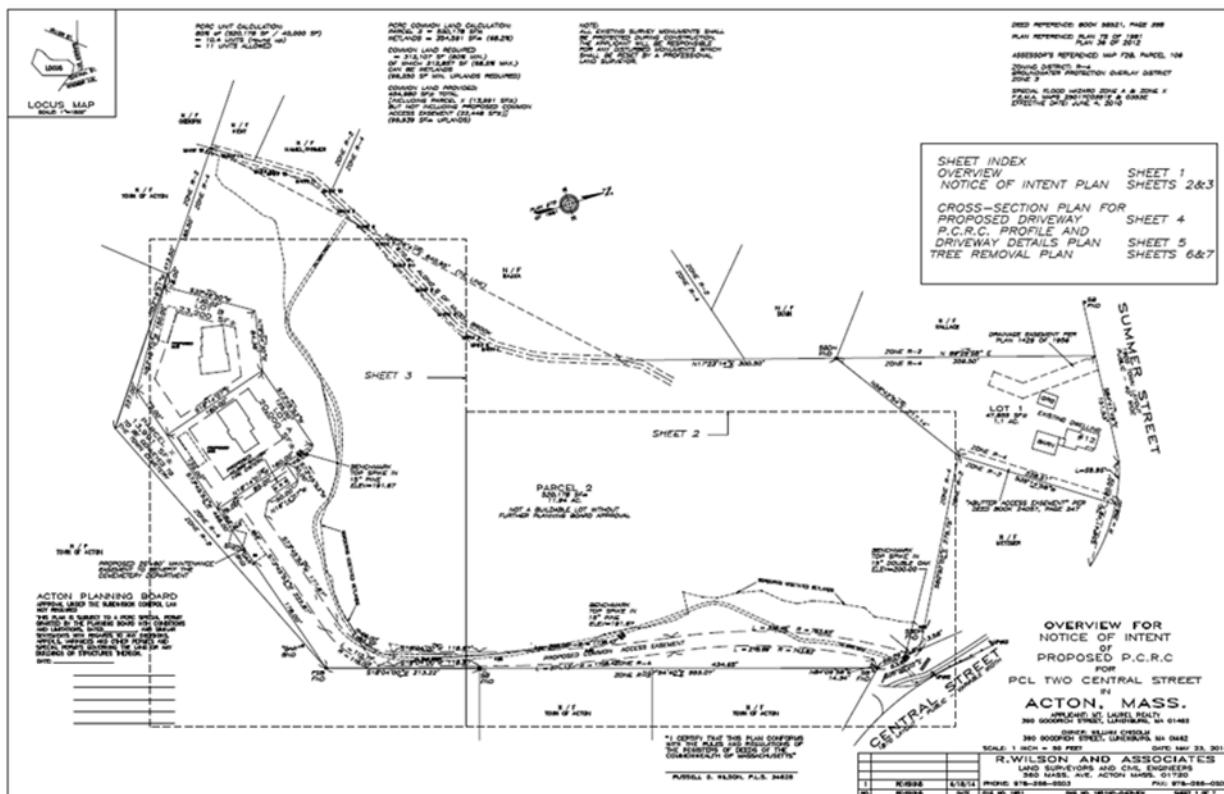
### Central Street Land Acquisition



Please Vote  
Yes!

**Thank You!**

# Central Street – Development Plan



# Central Street – Development Plan



## Central Street – Parcel Setting

