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TOWN CLERK, ACTON

Acton Open Space Committee

Final version of Minutes of December 4, 2010 meeting (approved Jan 22, JAN 27 2010)

Attending: Dick Hatfield, Jane Ceraso, Andy Magee, Peter Ashton, Karen O'Neill, Charlie Carlson, Jeff Clymer, Mike Gowing, Terry Maitland, Tom Tidman, Susan Mitchell Hardt, Christa Collins, and Susan Crane

Meeting opened at 7:30 AM -

Motion was made to move to Executive Session. Roll call vote was taken and all voted yes.

Acton Open Space Committee Meeting resumed
Final Minutes of December 4, 2010 meeting

OSC meeting continued at 8:10 after a roll call vote to close Executive session

Motion was made to approve minutes of Nov. 6th. Seconded and all voted to approve.

Piper Lane project update: OSC reviewed the map of the property and adjacent properties. Andy Magee reminded OSC that when the town bought the parcel – we knew we had issues about reselling the house and there were 4 options for moving forward. The town is in the process of reviewing and moving forward with these 4 options.

Some of the issues include:

- Declaring the lane a private way. However this option would make the neighboring house non-conforming, which would need BofA approval.
- Taking the lane by eminent domain – eminent domain takings by-pass non-conformance issues .
- Purchasing adjoining property to provide adequate frontage.
- Create a CR on the back land and selling the house with a CR (Peter Ashton noted that in conversations with counsel – they/ town manager/ selectmen like the idea of selling it with a conservation restriction.

MOTION was made by Charlie Carlson: Move that the committee appoint a representative to investigate the feasibility of implementing the Piper rd. land with eminent domain and in conjunction with exploring the acquisition and purchase of the Magoon back parcel. Motion was seconded.

Comments on the motion: This would require a town meeting vote. Peter continues to hope that we can still acquire the Piper Rd. parcel at appraised value. That is Peter's first choice. Vote taken: Two opposed. 5 say Yes. Motion passes.

Another option for the town is to purchase the parcel assessed at 20K to allow access. Landowner is currently unwilling to sell at that price. Town is moving forward with an appraisal.

Terry Maitland asked if there are historical easements on the house? Answer - not yet. It will be at a future date. House may also be sold as affordable housing.

Peter Ashton asked Mike Gowing to give a report on this meeting to the Selectmen and to the Town Manager.

ACTION ITEMS for all OSC: JAN 7TH IS THE NEXT CPC PRESENTATION – ANDY AND PETER WILL DO THE PRESENTATION – All members of the OSC must attend to represent our proposal to CPC.

Possible meeting for 2 weeks from today Dec. 18th placeholder...

NEXT MEETING: Friday, Jan 8th at 7:30 PM

Meeting closed at 8:35 AM