

TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC) VIRTUAL MEETING MINUTES

April 28, 2021

7:30 PM

MEETING HELD BY ZOOM TELECONFERENCE AND AVAILABLE TO THE PUBLIC

Note: The Town of Acton in response to the COVID-19 (Corona Virus) is currently following the guidance from the Acton Board of Health, Massachusetts Department of Public Health and the CDC regarding the virus and steps communities can take to prevent the spread. The Town Hall is closed to the public.

Present: Mr. Ray Yacouby (Chair), Mr. Dean Charter (Temporary Clerk), Mr. William Alesbury, Ms. Carolyn Kilpatrick, Ms. Nancy Kolb, Ms. Victoria Beyer, Mr. Jim Colman, Mr. Walter Foster, Ms. Alissa Nicol (Associate)

Absent: Mr. Steve Trimble

Others Present: Ms. Kristen Guichard (Planning Director), Ms. Usha Thakar (Boston Area Gleaners), Mr. Andy Magee (Open Space Committee)

Mr. Yacouby (Chair) opened the meeting at 7:30 PM. The Chair read the notice regarding virtual meetings and how the public could access and participate in the meeting. All votes will be by roll call.

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I. Regular Business

Roll Call: Attending: Ms. Kilpatrick, Mr. Alesbury, Ms. Kolb, Mr. Charter, Ms. Nicol, Ms. Beyer, Mr. Yacouby, Mr. Jim Colman, Mr. Foster, Not Present: Mr. Trimble

1. Citizens' Concerns (7:35 PM - 7:37 PM)

- a. Mr. Yacouby requested from Ms. Guichard if there were any attendees with citizens' concern. There were none present.

2. Review Meeting Minutes (7:55 PM – 7:59 PM Taken out of order)

- a. Mr. Yacouby requested a motion to approve the April 21, 2021 CPC Minutes.
- b. Mr. Foster moved to approve the minutes for April 21, 2021 seconded by Ms. Kilpatrick.
- c. Minor updates were made to the minutes. One significant edit was to note that Mr. Foster voted "Nay" on the Dog Park, original minutes showed him as voting both "Nay" and "Aye"
- d. Committee Disposition: "Ayes" Ms. Kilpatrick, Mr. Alesbury, Ms. Kolb, Mr. Charter, Ms. Nicol, Ms. Beyer, Mr. Yacouby, Mr. Foster, Mr. Colman.
- e. Motion approved unanimously to accept the April 21, 2021 Minutes as amended as final.

3. Administrative Updates & Scheduling (7:59-8:05 PM; agenda item handled out of stated sequence)

- a. Ms. Guichard noted that the CPC will need to vote on the Wright Hill borrowing at the next meeting.
- b. Mr. Yacouby will be presenting the CPA article to the Finance Committee on May 11. Mr. Foster will also attend.
- c. Mr. Alesbury noted that he wanted to head up an inquiry with other towns about how they carry out the Community Preservation process
- d. Mr. Yacouby requested a motion to adjourn. A motion to adjourn was made by Mr. Foster and seconded by Ms. Beyer.
- e. Committee Disposition: "Ayes" Ms. Kilpatrick, Mr. Alesbury, Ms. Kolb, Mr. Charter, Ms. Nicol, Mr. Foster, Ms. Beyer, Mr. Yacouby, Mr. Colman.
- f. Motion to adjourn the April 21, 2021 meeting at 8:05 PM approved unanimously.

II. New/Special Business

1. Stonefield Farm CPA Application (7:37 PM – 7:58 PM)

- a. Andy Magee of the Open Space Committee, accompanied by Usha Thakar of Boston Area Gleaners presented a request from the Open Space Committee and the Agricultural Commission to use \$1,230,000 to purchase a permanent Agricultural Preservation Restriction for Stonefield Farm, a 51 acre parcel located on Martin Street in South Acton. The property is being purchased by Boston Area Gleaners, a non-profit that arranges the harvest of produce that would be left in the field. Last year they collected and distributed 1,000,000 pounds of produce to food pantries and other charities. The land is adjacent to the Assabet River Rail Trail and conservation land in Maynard. 28 acres would remain in agriculture and 22 acres would remain as publicly accessible woodlands/wetlands. The purchase would secure the development rights for the property. Avery performed an appraisal and determined that the market value is \$2,700,000, and could accommodate 16 single family homes. The \$1,200,000 requested represents a \$700,000 reduction in value. \$30,000 will be used for monitoring the restriction. Acton Conservation Trust and Sudbury Valley Trustees support this project. Mr. Foster moved to recommend the appropriation of \$1,230,000 from the Open Space Set Aside for the purchase of the APR on the property. Second by Mr. Colman. Mr. Alesbury questioned if some portion of the purchase could be financed to preserve capital. Mr. Charter stated that he would pose the question with Town Finance Department to see what other borrowing might be coming up. Committee Disposition: "Ayes" Ms. Kilpatrick, Mr. Alesbury, Ms. Kolb, Mr. Charter, Ms. Nicol, Mr. Foster, Ms. Beyer, Mr. Yacouby, Mr. Colman.

2. Review and approve updated recapture memo (7:58PM – 7:59 PM)

- b. Ms. Guichard presented a revised recapture memo, with a new recapture amount of \$335.00. Mr. Alesbury moved to accept the revised amount Ms. Kolb seconded. Committee Disposition: "Ayes" Ms. Kilpatrick, Mr. Alesbury, Ms. Kolb, Mr. Charter, Ms. Nicol, Mr. Foster, Ms. Beyer, Mr. Yacouby, Mr. Colman.

Next Scheduled Meeting(s):

1. May 6th – Thursday (Mr. Charter not attending)

Items used at the meeting:

1. CPC Agenda 2021-04-28.pdf
2. Draft CPC Minutes 04 21 21.pdf
3. Revised recapture memo 04-20-21 pdf

4. Stonefield Farm CPC 4-28-21 pdf

Additional materials can be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-13549>

For more information about Community Preservation Committee contact
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