



TOWN OF ACTON
OPEN SPACE COMMITTEE
Meeting Minutes
July 14, 2023
7:30 am VIRTUAL and In Person
Acton Town Hall Room 9, 472 Main Street, Acton, MA 01720

Committee Members Present: Karen O'Neill (chairing meeting), Terry Maitland (co-chair), David Marshall, Matt Mostoller (AWD), Michaela Moran (Planning Board Liaison).

Committee Members Absent: Paulina Knibbe, Brandon Comstock, Jane Moosbruker

Non-Committee Members present: David Martin (Select Board liaison), Alexandra Wahlstrom (AWD), Joe Will, A call-in listener, Jody Harris (ACT), Susan Mitchell-Hardt (ACT), Ann Budner of 9 Horseshoe Drive, and Mary Ann Grant of 127 Concord Road ("the dam house"), Maria Giacino.

- I. Minutes Accepted unanimously
- II. No updates on Triangle Farm property. Status quo.
- III. Wetherbee – There will be a walk today with Select Board members with Ray Lions (attorney of property owners) including some Open Space Committee members. Looking to have another walk with Ray to walk the land with anyone interested. ACT was contacted by 4 abutters who want to help preserve the land. ACT did explain who ACT is and what they do and gave them a sense for how to advocate for the property. Alissa Nicol and Jim Snyder-Grant will attend the walk. What happens next with the Select Board (SB)? Other 3 members have walked the property with Susan last year. By end of today all Select Board members will have walked the property. It's up to the SB chair how to proceed, whether there is interest to pursue immediately or if better to wait a bit. Mostly depends on money and that would be discussed in a SB executive session. SB may ask the Open Space Committee (OSC) to research something. It's up to the chair how he wants to proceed and schedule things going forward. Is this property now at the top of the list, David Martin asks? Karen says yes, it is at the moment. Susan asks was acquisition of Wetherbee woods listed as a short-term SB goal? David Martin says he thinks it may have made the list, but open space and platitudes do not usually go on the list; but that does not mean it can't transpire. The biggest thing is there is a general desire on the part of the SB to preserve the land and the biggest concern is money. It's quite expensive and ways to address that expense are not yet ironed out. Matt Mostoller asked if the town has done an appraisal yet. David will have conversation with Jim Snyder-Grant, the SB Chair on how he would like to proceed regarding an appraisal. A 21E (environmental study) is premature, but keep that in mind. There is a specific fund for appraisals, and David says the SB can approve the appraisal. The money for appraisals is outside the CPC Open Space set aside, so a grant application is not necessary for an appraisal. Rather, it's at discretion of town manager and SB.
- IV. 549 Main Street update: Susan Mitchell-Hardt asks how is the CR moving along? When is the closing, as the whole town has an interest? Matt Mostoller says they are still trying to finalize CR. Discussions with sellers and SVT are ongoing and hope to have a draft CR submittal to the state next week. Matt is meeting with SVT on Monday, and will hopefully get to the state reviewers at EOEEA; and they will give expedited, preferential review, as they are aware we are looking for tight turnaround. Any updates on the MA municipal vulnerability grant to help with purchase price? The preapplication was well received by the program but do not anticipate hearing back until August. They also applied for a drinking water supply protection grant but

have not seen a formal decision from that program yet. Maybe more to share at the August or September meeting.

Susan asks who will be the primary holder of the CR, as that entity is responsible for annual monitoring? Matt replied that SVT and Town of Acton have been working on a memorandum of understanding and Matt hopes SVT will update him on Monday. Alex of SVT is also on the call. David confirms those details are proceeding with SVT.

V. Any other topics for the august meeting agenda?

Morrison Farm. Before a use is defined, a CR is risky. Status of pending CR's: Susan spoke with Kristin O'Brien yesterday regarding Anderson and Piper Lane. Anderson: the CR needs a description of the parking lot, features, dimensions, # cars, and it needs to be put onto a survey; and can the parking lot be kept in perpetuity? We do not have an updated survey. We are going to check the 2013 survey and see if we can find the bounds next Monday. Scott Hayes has never sent Bettina Abe an updated survey with the parking lot drawn onto it.

VI. Piper Lane CR is ready to send to the state but needs a couple of details. Kristin O'Brien goes on maternity leave for 6 months beginning August 31. We have time to get everything done, but need to accomplish those small goals. Anderson we have 2 surveys: one from Foresite and another from Dillis & Roy. Mr. Roy is placing 2 bounds this week on the Genevieve Lane parcel. Bettina will ask Dillis & Roy to do survey of the parking lot on Arlington Street, and merge into one.

VII. The August 4th meeting will also be hybrid.

Karen O'Neill will check which members can attend so as to get a quorum.

Meeting adjourned at 8:28 AM.

Respectfully submitted,
Bettina D. Abe, Conservation Assistant, Town of Acton