

JAN 13 2014

TOWN CLERK  
ACTON

## Open Space Committee Minutes 10-4-13

Attendees: Andy Magee, Peter Ashton, Jane Ceraso, Dick Hatfield, Terry Maitland, Dave Cough, Tom Tidman, Jeff Clymer, Susan Mitchell-Hardt, Franny Osman, Jude Aronson

Jane Ceraso kept minutes

Meeting opened at 7:35

Citizen's concerns: Anderson lot, Dave Clough raised the issue of the (hammerhead lot shape) zoning allowed by town and the resulting cost to town. Dave asked why hammerhead lots are allowed by right in Acton?

Peter Ashton addressed this- there was an attempt made to eliminate hammerhead zoning (in 2002 or 2003?) It was resoundingly voted down at town meeting. OSC would likely support new zoning, but changes to current zoning would need to be done in conjunction with the Planning Board. Would revision of state regulations help town move to more restrictive zoning? Jeff Clymer has expressed concern in his Planning Board role about hammerhead zoning- by-right.

Has town zoning been litigated as a taking in MA? Jane C. will research the wetlands zoning/ takings issue.

CPC Applications due 12<sup>th</sup> Nov. Dollar amount just under 1M. Known competing demands are Morrison Farm and Wright Hill parcel. OSC will submit application for open space funding, Peter preparing this.

#### Open Space Parcels

Milldam parcel. Current owners want to give town 5 parcels (total of 6.9 acres.) Parcels will be accepted as municipal land. Motion approved to recommend to Selectmen to accept parcels as conservation land.

Anderson parcel: Selectman signed document saying land was "unique parcel." Once parcel closes, will be important to address remainder of parcel (back parcel). Peter pursuing issue of access to back parcel.

Question: Would OSC be interested in SVT pursuing this? Discussion: what would SVT charge? Susan MH thought it would be good because SVT involvement would allow for paid SVT staff to work on this, including ongoing monitoring. Brian Butler has agreed to do a free baseline assessment on the 20 a. portion of Anderson.

Wright Terrace parcel: Plans are with John Avery, appraisal (of land, not house, based on highest and best use) should be done by end of month. CPC grant application in process.

Andy suggested site visit prior to Nov 1. This Oct 27<sup>th</sup> ACT sponsoring walk. Also a walk this Sunday (Oct 6<sup>th</sup>) at 2:00. Jim S-G has been working on trails, there are a number of ways to connect Wright Terrace parcel w Guggins Brook, one trail has already been cut. Next meeting OSC will discuss OSC supporting

this purchase as open space, will need to know what the cost will be. Jim S-G had raised concern that every application goes via OSC, then OSC would be working with Wright Hill on the application?

Tom T: Where is Planning Bd on this? Affordable housing use? Jeff: PB would likely take rational view  
Dunn parcel on hold at this point.

AWD parcel: no closing date yet. AWD contemplating solar array on the parcel.

Parcels coming forward for conservation (Susan M-H) Stonefield Farm wanted to sell CR on parcel, Hryniwicz' may be amenable to CR on parcel, Moritz and Dunn land (core habitat value) on horizon.

Open Space Plan: Draft should be ready soon, maybe next week, then there will be public meeting (TBA).

OSC Website: Still not "up". Andy will speak with IT folks about why the OSC page hasn't been uploaded. Matt Frost is now the town's IT person.

Next meeting: Nov 1 at 7:30 AM.

Meeting adjourned 8:30.