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1-24-14 Open Space Committee Minutes

Attendees: Andy Magee, Peter Ashton, Dave Clough, Jane Ceraso, Dick Hatfield, Terry Maitland, Matt Mostoller, Tom Tidman, Susan Mitchell-Hardt, Fran Portante, Franny Osman, Christa Collins, Judith Aronstein, Joe Will.

Jane Ceraso kept minutes. Meeting opened at 7:33 AM

Charlie Carlson has resigned from the committee. His work was appreciated by all! Andy asked if anyone had an idea for his replacement and Jane suggested Attorney Barbara Epstein.

OSC Minutes: Minutes for the last meeting (1/10/14) were approved, with edits from Andy and Peter.

Update on Community Preservation Committee Meeting, Wright Hill: Application for purchase of land on Wright Hill was presented to the Community Preservation Committee (CPC) by Andy on Thurs. night. A few questions came up at the CPC meeting, particularly whether a Phase 1 21E had been done on the parcel. Three methods of funding were proposed (outright purchase with cash, bonding 50%, or bonding the entire purchase with a 20 year bond) Peter: there are about 1.8 M in requests to CPC, suggested that we might get 400K for the Open Space Set Aside amount. Andy proposed to the CPC that there be 2 articles at Town Meeting: pay entirely in cash, or bond at 50%. CPC seemed interested in bonding 100% due to the fact that rates are low now. Historic Commission is in support of the purchase. Peter suggested that we allocate a percentage of the purchase as historic; he will raise this issue with the CPC. Wright Hill Assoc. has hired a surveyor and will show easement and structures on land. The subdivision of the parcel will occur after town's purchase.

Update on Dunn parcel : Christa said that Dick Perkins from SVT is still speaking with the George Field about this parcel. Susan M-H mentioned that on Feb 2nd ACT is leading a walk of Whitcomb land which is adjacent to the Dunn parcel.

Update on Milldam parcels: These parcels have been accepted by the Selectmen.

Update on Stonefield Farm parcel: Christa has been discussing how to do an appraisal and what should be appraised. Andy suggested that someone sit down with a map and decide which portions of the parcel should get appraised. Jeff C. agreed to sit down with SVT and Susan M-H to figure out the details. Christa asked if there was a build-out analysis that might help inform the appraisal.

Update on Anderson parcel: Peter met with Ernie, who was pleased about the town's purchase. He indicated that he and his nephew were intent on going ahead with a PCRC plan for the remainder of the property. Ernie asked if the town would have any interest in buying the remainder. Peter suggested that Ernie contact him when they get close with their plan.

Update on Magoon parcel: Andy met with Michaela M. She is interested in purchasing the parcel and would likely retain it as open space, perhaps as grazing for her horses. The parcel is adjacent with Great Hill conservation land.

Discussion of Lazarro property (River Street): Last time OSC members considered the parcel, the price was over 1 million. Tom Tidman mentioned that there are some issues with the abutters who are protesting the use of the parcel by a landscaper. Tom said that he would speak with Lazarro and see what he might be willing to consider regarding a town purchase.

Discussion of Knox Trail – Concord Purchase: Dave said that there is a possibility that Thoreau Club would allow parking of buses on their property. Christa mentioned that there were a number of title problems, and there is still no purchase and sale agreement.

Kennedy parcel: Andy mentioned that this would be a wonderful place to expand NARAs recreation lands, but the cost may be prohibitive. Tom said that if the town could acquire the Rex Lumber portion of the parcel, that could greatly enhance use of NARA.

Update on other parcels: Andy brought up the possibilities of conservation of Brewster Conant's land and the historical importance of the land. He and Tom will set up a time to have coffee with Brewster.

Update on Open Space plan (Next Steps – Public Process): Public meeting on Feb 13th, looking for input on goals and objectives. The draft print has been updated to 2014-2019. Fran P. has been incorporating changes into the text. Appendix with prioritization of existing parcels will be included in the next version.

The meeting closed at 8:36 AM

Next Meeting – February 7, 2014, 7:30 AM (Acton Town Hall - Room 126)