

**TOWN OF ACTON  
OPEN SPACE COMMITTEE  
MINUTES  
February 2, 2018  
7:30 AM  
ACTON TOWN HALL – ROOM 9**

**COMMITTEE MEMBERS PRESENT:** *Andy Magee, Terry Maitland, Emilie Ying, Matt Mostoller, Dick Hatfield, Will Hill*

**ASSOCIATE MEMBERS:**

**RECORDING SECRETARY AND NATURAL RESOURCES DIRECTOR:** *Tom Tidman*

**VISITORS:** *Michaela Moran, Susan Mitchell-Hardt, Joe Will, Bettina Abe, Dave Marshall, others.*

**Issue #1: Minutes of December 1, 2017:** Several members reported that they had not received a copy of the minutes. Approval of minutes was postponed until Andy could follow up with Fran about the distribution.

**Issue #2: Newtown Road update and Review:** Andy reported that the closing was completed and the bounds set. Tom reported that he had walked the property with Bob Guba and Bettina Abe, who had agreed to have the Land Stewards lay out a path through the property.

**Issue #3: Revised 2018 CPA Application:** The application was revised to include \$30K for the Stewardship Fund, and \$420K for the set-aside fund.

**Issue #4: 183 Newtown Road:** A land gift is being proposed to the Town, consisting of two small parcels of land next to Grassy Pond. Andy asked Susan and Tom to set up a meeting with the owner to discuss.

**Issue #5: Discussion of Conservation Restrictions, including Grace Property:**  
Postponed discussion until next meeting when Fran returns.

**Issue #6: Brief review of following:**

- **53 River St:** Selectmen will discuss forming a committee next Monday. Conway School of Design students will participate in the design.
- **Piper Lane:** ACHC is to hear a presentation at their next meeting for a proposed 40B on the site. The possibility of the town purchasing the house and back property and flipping the house was discussed. However, it is believed that this would make it a more non-conforming lot, which is not allowed. If it can be done, a CR could then be put on the open space at the rear of the property. Andy will talk with Selby. Michaela asked for clarification. It was asked if the house be sold with an acre of land. This goes to the

same question as to conformance, as there still wouldn't be frontage. Michaela reported that the developer who owns the Jodca parcel intends to put a new house on that lot. He has also been approached by the 40B developer, but the offer was too low. Piper Lane is 14.5 feet wide. Would that be sufficient for a subdivision road to access a 40B development? Mark Brooks is the developer working with the Magoons. The offer is in the \$900s. Andy will follow up with Selby, and will ask to have a meeting with the Town Manager about using the \$550K toward buying the house and open space.

- **Brucewood Estates:** Tom mentioned that the Town has been approached by the Tremarche Family. They are asking if the Town would be interested in purchasing approximately 10 acres of undevelopable land at the end of Brucewood Road and Brucewood Road East. There is potential to put a trail system on the property. Much of the land is wetlands and lies in a floodplain. Andy will be invited to a meeting with the owners.

**Next Meeting: March 2, 2018, 7:30AM, Acton Town Hall, Room 9**

**Meeting adjourned: 8:25AM**