



OPEN SPACE COMMITTEE MINUTES

Friday, June 7, 2019

7:30 AM

Room 9, Town Hall, 472 Main Street, Acton, MA 01720

Attendees: Andrew Magee, Terry Maitland, Dick Hatfield, Matt Mosteller, Tom Tidman, Frances Portante

Guests: Michaela Moran, Susan Mitchell-Hardt

I. Regular Business

1. Review of meeting minutes from Friday, December 7, 2018 and Friday, April 5, 2019: Terry moved to accept the Minutes; Dick seconded the motion. The Minutes of both Dec. 7 and April 5 were accepted unanimously.
2. Review of on-going issues
 - Hebert Farm: The current appraisal being reviewed by a broker. He has apparently suggested to the owner (Peggy Hebert) that the appraisal should be higher. The owner suggested that the Town's "offer" was low. A meeting was held Peggy and Joe Hebert to discuss the current status and to explain, that the Town is limited in its ability to make an "offer" by the appraisal. The appraisal is now over 1 year old and a new one is in order. The owner has not yet obtained her own appraisal, as was suggested. Andy will call to get an update. Tom suggests a meeting with Susan Mitchell-Hardt of the Acton Conservation Trust, Christa Collins of Sudbury Valley Trustees, Andy and himself with Peggy Hebert.
 - Piper Lane: Michaela Moran reported that the 40B application is at Housing Court, awaiting judgement. She believes the Zoning Board of Appeals (ZBA) will hear the application after June. Dan Hill, the neighborhood's attorney, suggests getting a new appraisal. The differences between the Town and the owner's appraisals are considerable. It is necessary that the appraisal criteria being used be the same. The current appraisal has expired for CPA purposes. Andy is considering releasing the appraisal for public record, since it's expired. He will send an electronic version to Fran for posting. In the May 2017 appraisal, the Magoon property was valued at \$550K, 90 School St. valued at \$230K, and as an aggregated parcel they were valued \$740K. The housing application reportedly has the appraisal at \$1.1M., and the appraiser's estimate at \$1.2M. Andy was asked to write a letter to the ZBA, since it is being considered as Open Space, or Cluster Development. Conservation and Wetland Restrictions forced the current design, which reduced open space opportunity. There is a vernal pool on the abutting town property. WPA doesn't protect the upland. Andy will get a letter to ZBA.
 - 180 Newtown Road: nothing to report
 - 108 Nonset Path: nothing to report

▪ Wetherbee Street: Susan reported a new Acton resident has joined ACT. Her specialty is moving projects which are considered “stuck.” She has offered her service to ACT as a member, and has begun the process of contacting the Deloury/Moritz family. Interest was expressed in getting an offer on the land. The ACT member couldn’t respond since there has been no actual offer. She did find out that they were interested in selling the land before selling the house. Susan contacted Andy about getting the owners to agree to having an appraisal conducted for their property. Andy called Ms. Deloury several times and he will continue attempting to contact them to get the process going again.

Terry asked if the BFRT Phase2B, specifically the Rt. 2 bridge, abuts any of their property. Apparently a small portion of their property does abut the trail.

3. Brief Review as necessary:

161 Newtown Road: The CR has been completed and this item will be removed from future agendas.

183 Newtown Road: no discussion.

Brucewood Lots: no discussion.

Stonefield Farm: There has been no known contact with the Carver Family. Susan will call Terry Simeone to see if any contact had been made.

53 River Street: The Town is moving forward to remove the dam.

II. **New/Special Business**

Committee is short one member due to the loss of the Planning Board member. If the Planning Board can’t provide a member, the Open Space Committee (OSC) will have to change its charter. Town Meeting approved the reduction in the size of the Planning Board to 5 members. This will apparently go into effect next year. Tom will check with Roland Bartl to see if the Board will be able to appoint a representative in the future. In order to change the charter, since OSC is appointed by the selectman, a Town Meeting vote is not required.

III. **Consent Items**

None

Next Meeting: Friday, July 12, 2019, 7:30 AM

Room 9, Town Hall, 472 Main Street, Acton, MA 01720

Meeting was adjourned at 8:10AM.

Additional materials can be found here: none

The listed agenda items are those reasonably anticipated by the Chair. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Reasonable accommodations for people with disabilities are available upon request. Include a description of the accommodation you will need, including as much detail as you can and include a way we can contact you if we need more information. Please allow advance notice. Send an e-mail to manager@actonma.gov or call Town Manager’s Office (978)929-6611

For more information about the Open space Committee contact Tom
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