

**TOWN OF ACTON
OPEN SPACE COMMITTEE
November 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, Tom Tidman (NR liaison), Katie Green (BoS liaison)*

ASSOCIATE MEMBERS: *Dave Marshall*

RECORDING SECRETARY: *Fran Portante*

VISITORS: *Joe Will, Susan Mitchell-Hardt, Barbara Morse, Peggy Hebert, Frannie Osmond*

1. **Minutes:** October 5, 2018 minutes: Will moved to accept the minutes as sent, Terry seconded the motion and it passed unanimously.
2. **Wetherbee Street:** Susan had called and emailed owners but has had no response. No further update.
3. **Hebert Farm:** Tom reported that the site walk with the appraiser had been conducted, but there was no feedback at this time. He was expecting some response by the following week. There is a possibility that an executive session will be needed in December.
4. **Piper Lane:** Andy sent a letter to the Board of Selectmen. (See attachment 1.) In addition, a number of abutters had sent letters of concern to the Board.

Selectmen are expected to discuss the proposed project on Monday night. Will commented that he agreed with the content of the letter. Barbara Morse stated that the South Acton Neighborhood Association was working to inform neighbors of the potential 40B development on the site. They are strongly against the project: over 100 residents have sent letters to the BoS opposing the project. They plan to attend the BoS meeting on Monday night. They support affordable housing in general, but not this particular project.

A question was asked about the content of the letter and Andy briefly summarized it. He explained that the OSC did not take a position on the project but emphasized the value of the property for Open Space.

Frannie commented that one of the letters had expressed a disparaging opinion of the conservation value of the property. Barbara Morse noted that she had heard a similar view expressed at the Land Steward meeting but the Committee disagreed with the person who had expressed that opinion.

Jillian Watson, the owner of 6 Piper Lane, has submitted a letter expressing her concern that the proposed use of Piper Lane as the access road into the project would violate the deed restriction against such use for her property and several other abutters.

5. 180 Newtown Road: Review of the PCRC Public Hearing

The Planning Board passed the project with some conditions to be finalized at the next meeting. 1. A bridge/boardwalk would be constructed by the developer to allow passage over the wetlands, and they will also install a 4 car parking area; 2. A sidewalk would be constructed on one side of the lane within the development. No sidewalk would be constructed along Newtown Road. The remaining 12 acres will be deeded to the Town as Open Space. Roland Bartl will be drafting the final version of the conditions. Andy will check with "Planning" on the final conditions and will ask that boundary markers be included.

The abutters will need to negotiate with the contractor on either fencing or boundary markers. Tom will confirm the bounds with Planning. The sidewalk includes an area where children can wait for bus pickup. This will be the responsibility of the Homeowners Association to maintain, not the Town.

A discussion ensued regarding the concept of "By right" PCRCs. Such development may not be in the best interest of the Town. Adding conditions can actually enhance a project and increase benefit to the town.

6. 108 Nonset Path: Terra Friedrichs has sent a letter to Andy asking about this property. Tom noted that it was all wetland. The property is near Will's Hole. There are back taxes on the property. The question is, should the town do a "taking" for conservation?

The Peters family developed the property. And there is a pump station on the property. Is there a violation?

Next step: Contact Brian McMullen and ask for status on parcel.

7. Brief reviews as needed for:

- o **159/165 Newtown Rd:** CR complete, approved
- o **183 Newtown Road:** na
- o **Brucewood Lots:** na
- o **Quarry Road:** na
- o **Stonefield Farm:** Susan had sent letters to the Orchard Hill owners. She is trying to set up a meeting with Paul Simeone and the Lords. She reported that Matthew Lord is taking over the business from the family.

Discussion of Conservation Restriction: na

CPA funding: The Committee will ask for \$450K for the set-aside funds, and nothing for the administration fund as it still has about \$30K.

Motion: Dick moved to approved this request, Terry seconded the motion, and it passed unanimously.

Next Meeting –Dec. 7, 2018, 7:30 AM (Acton Town Hall – Room 9)

Meeting adjourned: 8:30 AM