

**TOWN OF ACTON
Open Space Committee
Minutes**

Date: Friday, February 10, 2017

Time: 7:30 AM

Place: Acton Town Hall Room 9

Attendees: Andy Magee, Jeff Clymer, Terry Maitland, Matthew Mostoller, Franny Osman, Tom Tidman

Visitors: Joan Gardner; Jack Appelmens, Simone Appelmens, David Marshall, Susan Mitchell-Hardt

7:30 AM to 8:15: An Executive Session was called for the purpose of considering the purchase, exchange, lease or value of real property.

Jeff moved that the Committee go into executive session, with Susan Mitchell-Hardt participating; Dick seconded the motion and it passed unanimously.

Regular Meeting resumed at 8:20 AM.

A presentation by the Planning Department: Rethinking Acton's By-Right Method for Residential Subdivisions, was proposed to a later date.

Minutes: Jeff moved to accept the minutes of September 9, 2016 and December 12, 2016. Dick seconded the motion and it passed unanimously.

Discussion re: Spring Hill: Jack Appelmens stated that there have been no further developments on this issue. The Planning Board moved to allow the applicant to revise the proposed application to show sufficient public benefit to qualify for the requested waiver for the road extension. At this time, they are awaiting applicant's legal response. Jeff pointed out that, if the applicant returns to the Planning Board with a definitive plan they must provide justification. The preliminary plan has been approved but it has no weight until a definitive plan is submitted. There are likely to be at least two more hearings ahead. Jack Applemans stated that the granting of a waver could be used as a precedent for other such circumstances in town. It would create a loophole in the limited extension clause.

Jack A. asked if the OSC would submit a position letter to the Planning Board. Andy responded that he wasn't comfortable taking an official position since he wasn't fully comfortable with all the zoning requirements. Jeff pointed out that this was a safety issue. This was a single access road, and it could not have more dwellings than first responders could service. Without demonstrating a significant public benefit, the waiver should not be granted.

Jack A. and his daughter, Simone, are creating a list of potential existing lots in town that could qualify for this type of waiver. However, they have limited access to data outside of the Town's GIS and would like some help. They have identified 7 roads and 20 lots so far. (*A copy of the list they have compiled is attached to this document.*)

Andy again expressed his reluctance to too deeply involved in this issue at this time. Frannie suggested that the Appelmens bring this issue to the Board of Selectmen. They bring this up during the "Citizens Concerns" opportunity on regular agendas of the BoS. This would bring the issue to the Board's attention and make them aware of the issue and their concerns.

Magoon Property: No major developments reported.

Next Meeting scheduled for March 3, 2:017, 7:30 AM

Terry moved to adjourn the meeting, Frannie seconded, vote unanimous.

Meeting closed at 8:45 AM.

Potentially Affected Parcels

Single Access Street

Land Use: Single Fam MDL-01

Land Use Code: 1010

Wampanoag Drive approx 1460 ft

D2-12 8 Wampanoag Drive 3.07 acres

D2-4 9 Wampanoag Drive 3.10 acres

D2-8 10 Wampanoag Drive 3.52 acres

D2-4-1 11 Wampanoag Drive 3.75 acres

D2-4-2 12 Wampanoag Drive 4.22 acres

Proctor Street approx 1190 ft

F5-11-8 6 Proctor Street 4.03 acres

Apple Valley Drive approx 510 ft

I2-1 2 Apple Valley Drive 10.56 acres

H2-129 3 Apple Valley Drive 2.53 acres

Long Ridge Road approx 1040 ft

D4-26-3 7 Long Ridge Road 1.84 acres

D4-26-10 10 Long Ridge Road 2.67 acres

D4-26 11 Long Ridge Road 1.86 acres

D4-26-2 13 Long Ridge Road 1.83 acres

D4-26-8 14 Long Ridge Road 2.84 acres

D4-26-5 15 Long Ridge Road 2.84 acres

Micmac Lane approx 690 ft

D2-15-2 6 Micmac Lane 3.71 acres

D2-15-5 9 Micmac Lane 1.85 acres

Breezy Point Road approx 1350 ft

C4-1-2 9 Breezy Point Road 2.52 acres

C4-1-1 11 Breezy Point Road 5.38 acres

C4-1-5 12 Breezy Point Road 4.51 acres

Lillian Road approx 1025 ft

C2-6 13 Lillian Road 1.89 acres