

**TOWN OF ACTON  
OPEN SPACE COMMITTEE  
MINUTES  
APRIL 8, 2016  
7:30 AM  
ACTON TOWN HALL – ROOM 204**

**COMMITTEE MEMBERS PRESENT:** Andy Magee, Terry Maitland, Jeff Clymer, Matt Mostoller, Franny Osman, Barbara Epstein (pending)

**RECORDING SECRETARY:** Fran Portante

**VISITORS:** Joe Will, Jeff Chormann, Jim Minot, Kristin Cooper, Clare Siska, Julie Litteureux, Michaela Moran, Frank Reis, James Engell, Shureed Heets

1. Minutes of Feb. 12, 2016 and March 30, 2016: Jeff moved to accept the minutes, Terry seconded, unanimous vote
2. Update – 176 Central Street/12 Summer Street Parcel and Town Meeting decision: Congratulations were extended to Andy for a great job presenting the article. And also to ACT for their contribution and help in moving this project to completion. At ACT's next meeting, they will have a formal vote on holding the CR and presenting the budget. The breakdown: \$8.5K for stewardship and legal fees, \$3K for developing the CR and filing (paid for by the developer); and \$12K for holding the CR. The Baseline Document Report will be developed by ACT at no additional cost. There was a question about the need to complete the CR process before the P&S completed? There is still an outstanding issue with the contested property line with the Cemetery. There was an agreement with the prior property owner to allow the Cemetery to have use of the land. That will be included in CR language. Is there a need for hazardous waste inspection? The Town will conduct the title search and send to ACT.
3. Update – Piper Lane Parcel: Franny gave an update. The two developers involved know each other. There is strong interest from the neighbors in conserving the open space. Another appraisal was approved to be limited to land behind the Magoon parcel. The developer owns the land on the corner of Piper and School Street. A meeting was held with Town Counsel, Steve Ledoux, Selby, Tom and Andy with the appraiser, John Avery. It was again confirmed that the appraisal must be based on existing conditions. A number of creative ideas were proposed, though none offering an ideal solution. Michaela Moran offered the possibility of access through a right of way across her lot. Selby will be following up on the viability of such an offer as a solution.

Franny Osman moved to have the Town authorize another appraisal of 90 School St. Mr. Maitland seconded. Vote was unanimous. Appraisal must exclude 40B scenarios and have assurance that Michaela's RoW offer is acceptable.

4. Update on other parcels:
  - a. Morrison Farm: Morrison Farm: Susan Mitchell-Hardt announced that a public walk will be conducted on May 7. A forested area in the rear of the property is being considered for a Conservation Restriction.

- b. Stonefield Farm: the owners are looking over the appraisal. No further update.
  - c. River Street (Lazarro): A appraisal was conducted. A meeting to review the report is to be scheduled.
  - d. Arlington St. (Sr. Center): With the defeat of the proposal to use this property as the site for a senior center, protecting this property as open space has become the major interest, particularly with its proximity to the Anderson parcel and the vernal pools on the property. It would require rezoning.
  - e. Martin Street (Zavolas Property): Tom presented an existing conditions map. A 40B development is being proposed, requiring the removal of three existing houses. Mark Gallagher is the developer. The neighbors have been working with him to ensure an amiable process. Acton Community Housing Corporation (ACHC) has been working with the developer. The plan is to move the historic house on the site to a proximate street site. The area is adjacent to wetlands, but, as a 40B, is not subject to Town bylaw setbacks. The property was formerly offered to ACT and SVT but other issues precluded acting on the offer. Clare Siska will be presenting to ACHC at their upcoming meeting. The plan is viewed as a “friendly” 40B. It was pointed out that the OSC was an advisory body only, and that citizens need to come forward and get involved.
5. Discussion of Concord Water Department Proposal: postponed until next meeting.
6. Discussion of Committee Charter Changes – Barbara Epstein awaiting BoS vote. Andy will be leaving. New members needed.

Next Meeting : May 6, 2016, 7:30 AM (Acton Town Hall – Room 204)

**Meeting adjourned: ~8:40**