

**Town of Acton
Open Space Committee
Minutes
December 4, 2015
Acton Town Hall - Room 126**

Attendees: Andy Magee, Peter Ashton, Terry Maitland, Franny Osman, Susan Mitchell-Hart, Joe Will, Tom Tidman, Michaela Moran, Sandra Mika

Clerk: Fran Portante

Meeting opened at 7:35

1. Minutes of November 6, 2015:

- a. Item passed over, need to check status; also, discussed need for Clerk. Fran Portante, Admin Assist to Tom Tidman, will assume responsibility, to be shared with Bettina Abe as needed.

2. Review of Community Preservation Committee presentation of December 3rd:

- a. Andy's presentation was well received; there is currently \$1.95M in fund. The requested set aside amount is \$450K. Higher real estate prices and the fact that there may be three significant properties ready for April Town Meeting approval provided justification for the increased request.
- b. Peter A. addressed the CPC Study Committee currently assessing the disposition of the town for increasing the assessment from 1.5% to 3%. This would 1. double the State's matching amount and 2. allow for increasing the set aside fund to 30%. Susan M-H mentioned the Town of Littleton adopting the amended CPA allowing additional municipal funds to be appropriated which qualify for State matching funds. She suggested that the Littleton Town Manager be invited to Monday's meeting to talk about his Town's experience.

3. Review of Town Meeting Votes:

- a. Approved appropriation for the Donohoe property but the Magoon and Central Street properties were passed over since these were not ready for consideration.

4. Update on Magoon/Hadley parcel

- a. Neighbors organizing. The most recent appraisal is apparently not valid for CPA consideration. Andy seeking permission from Town Manager to speak to Town Counsel to find a way to get to a true appraisal.
- b. Michaela suggested the town purchase the entire parcel, including the house and then sell back the house at a nominal fee to owner. They would like to talk with potential developer, but need permission.

5. Update on 176 Central Street / 12 Summer Street Parcel

Negotiations with developer still underway.

6. Discussion of Iron Work Farm Property

Michaela Moran, president of Iron Work Farm Inc., a 501-3C non-profit, presented. IWF Inc. owns both the Falkner Hill Homestead and Jones Tavern since 1969. They receive some income from two rentals, one in each building. However, they are need of funding for several

**Town of Acton
Open Space Committee
Minutes
December 4, 2015
Acton Town Hall - Room 126**

much needed projects on both properties, namely parking lot improvement, landscaping restoration, driveway repairs, and an addition to the Falkner House, all in line with the Master Plan for Iron Work Farm. They are looking for CPC funds as Historic Preservation Projects. They are also looking for creative solutions to their funding needs. The discussion that followed raised several possibilities regarding the open space portions of the property: a. outright purchase by the Town or b. purchase of development rights by the Town, with a Conservation Restriction. The CR was deemed the preferable option. As a followup, Susan MH agreed to work with Michaela to get an appraisal. She would also explore State and Federal grants that are available.

7. Update on Anderson Parcel

Tom T., Peter A and Christa Collins (SVT) met with the Engineer. The developer is E. Anderson's nephew. The adjacent parcel will be developed as a PCRC with 8 houses. The engineer agreed to a number of requests: 1, a small parking area off of Arlington Street, 2. a wetland crossing; 3. access easement along the edge of the PCRCP parcel.

8. Update on Stonefield Farm parcel – appraisal

Appraisal is in process, and a formula agreed upon. It is likely this property will have an agricultural restriction.

9. Update on River Street (Lazarro) Property

The property is the site of an old paving operation. It has great value as a riverfront park. The uplands portion can potentially support two affordable housing units. The purchasing price offered by the owner have come into an attractive area for consideration. Next steps: Town Manager to review the proposal; move forward with appraisal, obtain an environmental assessment.

10. Update on other parcels as available: no discussion.

11. Discussion of Committee Charter Changes – Membership: no discussion.

Executive Session: convened at 8:15.