

Mary deAlderete

From: Karen O'Neill [koneill@massaudubon.org]
Sent: Thursday, August 28, 2008 1:20 PM
To: Clerk Department
Cc: Open Space Committee; Andrea Ristine; Susan Mitchell-Hardt
Subject: FW: Open Space final minutes from July 18 2008



To: Acton Town Clerk

The following minutes were approved by the Open Space committee on Aug. 18, 2008. Please file.

Thank you,
 Karen O'Neill

Open space committee meeting - July 18, 2008

Attending: Dick Hatfield, Ruth Martin, Karen O'Neill, Jane Ceraso,

Charlie Carlson on the phone

Tom Tidman and Susan Mitchell Hardt

1. Piper Lane/ Great hill discussion:

- Both landowners gave OSC/Town of Acton permission to go ahead with appraisal options
- Karen ONEill had talked to Allen Foster who gave an estimate of ~6,000 – 8,000 for appraising the 2 properties. There may be economies of scale if they are both done at the same time.
- Andy Magee spoke to the Town Manager about the potential for the town to fund the cost of the appraisal
- Andy and Susan will discuss with ACT about splitting this cost at the next ACT board meeting (Aug.12)
- One of the owners – Jerry – is away now but will be back early Aug.
- (ACTION ITEM: Tom will check to see if if cost is less than \$5000, then we do not have to have 3 quotes.)
- Process for proceeding with this land purchase:
 - a. Proposal from appraiser – Karen will call him today (ACTION). Also need to get survey plans, etc from town engineering (Tom and Susan)
 - b. Get appraisal done
 - c. Based on appraisal – have price and timing discussions with landowners

à We should also consider a life estate for one of the owners – and tax relief.

Karen raised the question: Should we consider purchasing an option for this property?? Ultimately we would still need to know the price and we would need the appraisal to set price.

1. Brucewood parcels: On Tax taking list. They are prioritized parcels that Susan MH and Tom T have walked. There are 17 parcels of ~ ½ acre each. OSC decided to wait and not take action now.
2. 21 Squirrel Hill Rd. – 11.8 acres Also on Tax taking list. Discussed that these are near water district land and may be owned by a known developer. Jane will look at them. (ACTION)

3. Mill Dam parcels (Keizer): Karen O and Tom T met with Barbara Keizer and Greg Higgins on July 7th. Karen told them at the time that the land was still of interest, but that OSC was prepared to pay only \$5,000 - \$10,000. They were surprised and disappointed. They said there were "other" owners involved. They had to talk to them and would get back to us. (Note: a counter offer email was sent to Andy and Karen on Aug 1st). Karen pointed out that land could not be purchased for more than appraisal price.
4. Couette: Landowner has talked to developers. She can't afford to sell the land for appraised value of ~\$300K, so she is just going to hold on to the land for now. Group discussed the option of doing a life estate deal ...some land would have to go immediately into conservation, but it could work.
5. For future consideration: CPA funds for open space, we should set aside a trust (like Housing does) in a future town meeting to be able to access funds quickly for land related purchases.

7. We will have a fall town meeting

Next meeting: Discussion about electing a new Chair for the OSC

Next Meeting Aug. 15, Friday morning at 7:30 AM