



OPEN SPACE COMMITTEE MINUTES  
Friday, November 1, 2019  
7:30 AM, Room 9  
Town Hall, 472 Main Street, Acton, MA 01720

**Committee:** Andy Magee, Dick Hatfield, Terry Maitland, Matthew Mostoller, David Marshall, Tom Tidman (NR)

**Visitors:** Susan Mitchell-Hardt, Tom Gillispie, Joe Will, Barbara Morse, Jim Willis  
Recording Secretary: Fran Portante

**I. Regular Business**

- Review of on-going issues
  - Hebert Farm: no change
  - Piper Lane: This property is important because of its proximity to Great Hill Conservation Land. Its development potential was limited because it had no frontage. 90 School St. property provided the frontage needed.
    - As previously approved, Andy sent a letter to the Board of Appeals on Oct. 16 requesting a third party impact assessment of the deep cut and retaining wall required in order to build the driveway. The distance from conservation land is 2 ft as some points. Dean Charter had talked with Terry. The Board of Selectmen (BoS) voted to have Dean investigate the impact on trees, but Town Counsel said it was out their jurisdiction.
    - Barbara Morse submitted two letters to the OSC that had previously been submitted to the BoS and Board of Appeals for the record, addressing the issue of safety. This is the premier issue for neighbors who are concerned about access and egress for Piper Lane. Letters can be found on the Town Website under the Board of Appeals folder.
    - Andy noted that, while this is outside of the Open Space Committee's jurisdiction, the information is good for the committee to know. Susan Mitchell-Hart noted that ACT's insurer was asking for more bounds for the CR. ACT holds the CR on the abutting Gaebel property and setting these bounds has become urgent with this new project underway. The Town can ask that bounds be set by the builder. Andy suggested sending a letter to the BoS to make them aware of this need.
    - Susan raised concern that the bounds be set before any work was begun, but Tom suggested that the boundaries could be staked out before permanent bounds were set. Andy suggested the Town set the bounds for the town property. He offered to write the letter requesting the Town have bounds set. He also suggested that the ZBA should have the applicant perform a study of the impact of the deep cuts on the trees along the roadway.

**Decision:** Terry moved to support a letter to be sent to the BoS; Dick seconded the motion and it passed unanimously.

- Wetherbee Street: The owners are not in a hurry to sell. Susan met with them and had the opportunity to explain the difference between an "appraised" assessment and "builder"

assessment. The oxen demo was very successful.

3. Brief review as necessary:

- 183 Newtown Road: n/a
- Brucewood Lots: n/a
- Stonefield Farm: n/a
- 53 River Street: Andy mentioned that DER had released 6 videos of dam removals. He forwarded the email to Natural Resources.
- Triangle Farm: Andy sent a letter to the owner but has had no response to date.
- 180 Newtown Rd: n/a
- 108 Nonset Path: n/a
- Acton Dog Park Proposal: Andy proposed sending a letter for support for the use of the DPW yard. A question arose about the possible need to then expand the DPW working area by further cutting of wooded land.

**Decision:** Terry moved to have a letter submitted to the BoS in support of the use of the DPW yard for the dog park, provided it did not result in expansion of the DPW yard into undeveloped lands. Matt seconded the motion and it passed unanimously.

## II. New/Special Business

### **2020 Community Preservation Act Proposal:**

Proposals are supposed to be reviewed by the BoS before submitting.

As discussed at the prior meeting, Andy submitted a request for \$400K for this year. Open Space Fund is at approximately \$2.3M, so he'll have to make a substantial argument to increase that level of funds, in order to be ready to make a move on a property if one becomes available. He may mention the Moritz property as an example of such an instance. Last year CPA allocated an extra \$50K to Open Space, above the \$400K requested.

The Town of Acton Land Use Department is sponsoring a request for funds for River Street dam removal.

Natural Resources and Recreation will ask for money to complete the Sports Pavilion.

**III. Other Business:** Review of meeting minutes of Friday, August 2, 2019 and Friday October 4, 2019: Dick moved to approve the minutes of August 2 and October 4; Terry seconded the motion and the motion passed 5 to 0.

**Next Meeting:** Friday, December 6, 2019, 7:30 AM

Room 9, Town Hall, 472 Main Street, Acton, MA 01720

The meeting was adjourned at 8:30 AM.

*Additional materials can be found here: None*

*The listed agenda items are those reasonably anticipated by the Chair. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Reasonable accommodations for people with disabilities are available upon request. Include a description of the accommodation you will need, including as much detail as you can and include a way we can contact you if we need more information. Please allow advance notice. Send an e-mail to [manager@actonma.gov](mailto:manager@actonma.gov) or call Town Manager's Office (978)929-6611*

For more information about the Open Space Committee contact Tom Tidman at [ttidman@acton-ma.gov](mailto:ttidman@acton-ma.gov) or (978) 929-6634.