

Acton Open Space Committee (OSC)
April 1, 2011

Attending: Peter Ashton, Charlie Carlson, Jeff Clymer, Karen O'Neill, Jane Ceraso.
Staff and visitors: Tom Tidman, Susan Mitchell Hardt, Mike Gowing.

Peter opened the meeting at 7:35 AM

Town Meeting- Peter reported that a \$450,000 set aside for open space acquisitions will be recommended at Town Meeting.

Piper Lane Property- Peter reported that only two bids were received for this property, with the highest bid being about \$175,000.

Quail Ridge- Peter and Mike reported that the Town is in negotiations that could result in the Town's acquisition of some portion of this property.

Robbins Mill Estate- Susan reported that the gift of land to the Town that was contemplated by the Robbins Mill PCRC approval is now in process.

12 Summer Street- At the OSC's March 4 meeting, the property owner confirmed that he is willing to negotiate his requested price to reach a sale agreement with the Town. However, he has subsequently advised that he also intends to put his property on the market to determine its real value. Susan will stay in touch with the owner to encourage him to approach the OSC again if he obtains an offer from a third party.

OSC members expressed concern that a significant gap may exist between the owner's desired price and what the property is worth to the town in light of various considerations. Peter Ashton made a motion "that the OSC recommends to the Selectmen that they negotiate with the Maddens for purchase of the Madden property with the understanding that the OSC believes the property is not worth more than \$50,000." This motion was approved unanimously and Peter agreed to write a memo to the Selectmen on this matter. In addition, Karen agreed to write a letter to the property owner to confirm the OSC's desire to negotiate further but also to say that the process will take some time and the town's price will likely remain lower than the owner's asking price in the absence of new information.

Mill Dam Properties- Peter confirmed that the Selectmen will not deal with the possible acquisition of these properties until after Town Meeting.

Open Space and Recreation Plan- Tom Tidman reported that the completion of the plan update is proceeding well.

982 Main Street- Tom reported that he is scheduling a site walk with the owner and OSC members are welcome to join the walk.

Groener Property CR- Susan reported that she is working on the CR that was required as part of the purchase of the Groener property by the Town. She also reported that the Board of the Sudbury Valley Trustees has agreed to discuss whether they are willing to be the backup holder or co-holder of this CR and other CRs that are granted to the Acton Conservation Trust.

NEXT MEETING: May 6, 2011

Motion to adjourn. 8:40