

**Acton Open Space meeting ~ Feb 6th, 2009 Final minutes**– approved on March 6th

Attending: Dick Hatfield, Andy Magee, Peter Ashton, Karen O'Neill, Jane Ceraso  
Tom Tidman, Susan Mitchell Hardt

1. Minutes of Jan 24th were approved without revisions.

2. Caouette and Stonefield Farm: Letters to both landowners – from the OSC - were signed and sent to both on Tuesday of last week. Before receiving the letter, Andrea called Andy and they agreed that a walk of the farm property was not suitable during this cold spell. Better to wait a month or so.

Andy reviewed with the committee his discussion with Town Planner about the Marsh plan for the Caouette property. At this point, the OSC must just wait to hear back from both landowners to determine next steps.

3. River St. Lazaro property/ proposed development just below the dam. Owner is interested in selling but there is no rush. Price is ~ \$1.2 million for 6.4 acres. There is interest within the town (Selectmen and neighborhood) and it is identified as an open space priority parcel.

There may be a small hazardous waste issue. We will need to see an environmental assessment, 21 E.

ACTION: Peter will talk to Board of Health, town staff about potential issues.

4. Anderson: There might be an opportunity to re-open discussions. Avery appraisal came in ~ \$1.8 million (vs. Fenton who had told him it was worth more).

Next Steps: OSC must wait for him to call and set up a meeting, and use the meeting to shared information with landowner about the process works. Ask landowner to ask Mr. Avery about the river frontage and vernal pools. Was that taken into consideration during the appraisal. (Let the appraiser discuss this with him - not us!)

5. CPC had a concern (from advice from legal ) about the OSC request for set-aside funds for future appraisals. Unlike housing, the land monies are ONLY for purchases. (as stipulated in the CPA bill). OSC agree to pull our request to the CPC for now.

ACTION: Andy will contact CPC about withdrawing the request. (DONE)

ACTION; After town meeting, Andy will contact Town Counsel about this issue to see if there is another option.

6. Piper Lane: House inspection went fine. The electrical system is bad, radon test is fine. Will take \$20,000 to replace the electrical, which will be discussed with the landowner.

ACTION: Peter will write up a summary of OSC activities for the Town Report.

**Next meeting: March 6th , Friday, at 7:30 AM**

