

JAN 13 2014

TOWN CLERK
ACTON**Open Space Committee Minutes 12-6-13**

Attendees: Andy Magee, Peter Ashton, Jane Ceraso, Dave Clough, Tom Tidman, Jeff Clymer, Charlie Carlson, Terry Maitland, Fran Portante, Franny Osman, Susan Crane, Susan Mitchell-Hardt, Michaela Moran.

Jane Ceraso kept minutes
Meeting opened at 7:32 AM

OSC Minutes: Minutes for the last 3 meetings (10/4, 11/1, and 11/8) were approved, with a few edits.

Milldam: Town has agreed to accept the parcels for open space. Andy M is working on letter to Selectmen.

Community Preservation Committee Applications: Two CPC applications via Open Space Committee; Peter will be presenting to the committee next Thursday on the Open Space Set Aside (proposing 450K). CPC has a lot of applications this year, 3.2 M in requests. CPC now has 1.5 M in the open space set-aside.

Wright Hill Parcel, CPA application: Proposal asks for 1.28 M, broke out leveraged piece (if house is sold for more could get reduced). Town has authorized appraisal on both house and land. Andy: How to fund this? Three options: bond whole parcel, bond part of purchase, or use just set-aside funds? Municipal bonding rate is currently about 2%. Charlie suggested considering bonding the whole purchase. Committee could present three options at town meeting: bonding whole purchase, partial bonding, or use set aside funds. Bonding should be presented in context of other big open space purchases coming up.

Peter will run some scenarios on what the costs of bonding would be to help determine how to recommend town purchases the land.

Franny Osman: Joe Rice is moving out, Wright Hill Association will be planning on renting for 3K/month until house is sold.

Susan M-H: A CR stewardship budget was not included in the purchase price as is allowed in the CPA legislation. The Committee noted that this was an oversight, and Andy requested Susan M-H to send him such a budget for inclusion.

Dunn Parcel: Susan Crane spoke on behalf of Stow Conservation Trust (SCT) regarding the Dunn parcel. Dick Perkins has been in touch with the representative (George Field) for Dunn parcel. Price is approximately 75K for all 30 acres. The per-acreage price would likely be higher on Acton portion. SCT and ACT are trying to figure out how to authorize the purchase w/3 conservation entities. Possibly both towns could purchase the underlying fees. Susan requested that Acton purchase 6 acres, (cost may include up-front purchase costs). A Conservation Restriction in Acton could be held by an out-of-town entity to simplify the process. Next step is to get a written agreement from SCT, appraisal, 21E assessment (upgradient dump site in Stow). Stow Open Space Committee is enthusiastic about purchase. Would be presented to town meeting in spring of 2015.

Stonefield Farm: Susan Crane spoke on behalf of Sudbury Valley Trustees (SVT). Farm is 54 acres with some farming buildings. The three Simeone brothers are eager to sell an agricultural CR to town, eager to do it outside of the 61 A process. SVT requested that Acton request that CPC use admin funds for the appraisal. Peter answered that it was likely town will want a memo in advance indicating that Simeones want to proceed in good faith.

Andy: We paid 120/acre for Caouette, so purchase of the parcel would be about 6.5 M ? Susan Crane indicated that some of the property is wetland and that a CR alone typically costs about two-thirds of the total value. Suggestion was that appraisal is necessary.

Peter: Do we want to go ahead and get an appraisal? If CPC admin fund used for this, Selectmen would need to approve. Committee Voted to take recommendation to Selectmen to use funds to appraise property. Terry M. abstained from vote.

Anderson Land

Peter Ashton: Will call Mr. Anderson regarding back land and access to it.

Magoon parcel

Michaela M said that owner is planning on moving, owners are ready to discuss sale to town. Michaela is an abutter and is interested in purchasing property.

Andy: Did purchase of Gaebel change price of Magoon land? May need to re-appraise Magoon land? Andy M and Michaela M to meet separately to discuss.

Other Parcels

Tom T: River Street land (Lazarro) may be available as open space sale. Seller is interested in selling property to town, some cleanup issues. Committee will discuss at next meeting.

2014 Open Space Plan: Draft plan is in print, will be routed to a list of reviewers, and there will be public hearing on plan sometime this spring.

Quail Ridge: ConsComm is currently meeting on this. Owners in discussion. Future discussion at upcoming OSC Meeting?

Next Meeting: Friday January 10 th, 7:30 am, Room 126.

Meeting adjourned at 8:40.