

1-10-14 Open Space Committee Minutes

Attendees: Andy Magee, Peter Ashton, Jane Ceraso, Dick Hatfield, Terry Maitland, Matt Mostoller, Tom Tidman, Susan Mitchell-Hardt, Fran Portante, Franny Osman, Christa Collins, Susan Groher-Jick, Judith Aronstein, Priscilla Bolte.

Jane Ceraso kept minutes. Meeting opened at 7:38 AM

OSC Minutes: Minutes for the last meeting (12/6/13) were approved, with an edit from Susan Mitchell-Hardt.

Community Preservation Committee (CPC) Applications: Peter has submitted Open Space set-aside request for \$450 K. CPC has more requests than it can fund, and is looking for ways to fund as much as it can in creative ways. Open space set aside might get cut, most of open space funds this cycle will go to Wright Hill conservation purchase.

Wright Hill Parcel, CPA application: Town's appraisal by Foster Assoc. came in at 1.28 M. Foster did appraisal of house lot, came in higher than Wright Hill Assoc's appraisal. Tom T. was asked to circulate appraisal to anyone who requests it. Andy will add the 20K (approximate) administrative costs to the CPC's application. Andy shared a parcel map, showed open space corridor created by a purchase of open space around Wright Hill. At presentation to CPC he will also emphasize access to W. Acton village, vistas, and uniqueness of property. There was some discussion of parking access to property, and where the easement line is drawn in proximity to stone wall. Prior to any presentation, boundary markers would need to be clearly delineated. Andy thought that there would be a preference for the town to have the stone wall as long as that doesn't dilute the 4 acre parcel size. Andy is considering mentioning a feasibility study as a part of the presentation concerning how the property would be used.

Franny Osman: Prior owner (Joe) has stated that having people walking through the field has never bothered him. Wright Hill Assoc. is deciding what meadows will be sold with the house, where easement for trail access should be located. Easements will be stated in the house deed.

Judith A: Idea of tucking trail into the woods doesn't make sense because the main goal was to allow access to fields and views of house. There could be an easement off to the left of Wright Terrace, and that would allow a trail easement just inside the property line.

Andy: The easements (approximately 10 feet wide) would be maintained by town (Land Stewardship Committee) there will need to be access wide enough for tractors. Time frame is that there should be an agreement on this in place in time for the next town meeting.

Susan M-H asked whose responsibility it is to upkeep the historic structures mentioned on the property.

Andy: corn crib will be on town's property. Franny: small building on property appears unsafe, may need to be removed. Susan M-H proposed town ownership of any historical features so that they can be properly maintained. Christa C.: Conservation restriction holder likely wouldn't have liability for an attractive nuisance located in town-owned area.

Bonding (Peter): Bonding Wright Hill purchase might be a good idea, money is cheap now, about 80K year costs if entire property is bonded. Trade off to bonding would be to use set-aside \$ which would drain the (now 1.58 M in open space set aside) and reduce town's ability to make more open space purchases in the future. Town counsel has been alerted to the possibility of bonding the purchase.

Anderson Land

Peter Ashton: Has not yet spoken to Mr. Anderson.

The meeting time ran out before the committee could address all the agenda items. A meeting was set for two weeks out (January 24, 7:30) to address the remaining issues.