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5-2-14 Open Space Committee Minutes

Attendees: Andy Magee, Peter Ashton, Terry Maitland, Jane Ceraso, Dick Hatfield, Susan Mitchell-Hardt, Franny Osman, Christa Collins, Joe Will

Jane Ceraso, Clerk, kept minutes. The meeting opened at 7:35 AM

Minutes of 3-21-14 were approved

Open Space Set-Aside approved: Currently, there is 1.658 M in open space set aside fund.

Upcoming Events: ACT Walk of Caouette Land on May 10th (Saturday) 10:30 AM

Update on Wright Hill parcel: Wright Hill Assoc (WHA) making preparations to sell lot to town, and the house is going on the market this week. Town should be putting together P & S for the land purchase. Need final agreement on where easements will be. Committee looked at where the easements on the property should be – easement 25 feet wide would cut across lower field. WHA would like to change some easements to 15 feet wide, maybe change easement to square shape to allow future access for 3-4 slots parking at bottom of hill. Andy said that easement connecting Wright Terrace to Mead Terrace was an important one. Franny said she was interested in protecting view of house from fields. Next steps: Franny will get Stamski and McNary to work on final easements, Town Counsel to work on P&S, put easements on P&S for house parcel.

Update on Dunn parcel: Dick Perkins of SCT sent draft P&S to George Field. Once revised, Stow will review and decide on next steps. ACT looking for sense of whether Acton might like to purchase Whitcomb land and roll into one CR w/Dunn parcel. Once we have word on P&S, OSC will discuss this further.

Update on Stonefield Farm parcel: Christa C. spoke w/P. Simeone, He asked about who would pay for appraisal, had concerns about restrictions on farming. We might consider structuring as CR/APR, might make negotiations easier. Dept Ag Resoures would hold state APR. Buildings and house would not be included in purchase. Christa will pursue this and update OSC. Next meeting we will discuss division of property for CR appraisal purposes.

Update on Anderson parcel: Peter said that there is nothing to report – Ernie likely to go forward with PCRC plan, but would need to offer to town under 61A.

Update on Magoon parcel: Franny O. met with Michaela M., who was wondering if her neighborhood could do a joint deal similar to what WHA did for Wright Hill. Michaela interested in keeping her horses on the property – perhaps she could buy it, sell it to town, then enter into long-term lease for horses. Would need 5 acres in Acton if she wanted to put more than one horse on property. If Michaela were to buy Magoon parcel, this would give road access to land, which would increase the value of the parcel. Jodka property may also provide access to Magoon parcel. Jodka property may be eligible for tax taking?

Discussion of Lazzaro Property (River Street) Tom not here, will address at next meeting when Tom can update.

Discussion on 114 River St parcel: Single family lot. Developer (Marsh), is proposing to build a house on it. Developer is carving side of hill. Neighbors have approached Peter about possible purchase. Andy and others voiced opinion that the parcel doesn't have much value as open space.

Choate Parcel: Belle C. is planning on taking some of her land out of 61A, specifically a 6-acre parcel in Acton. She has a development plan that would allow 2 houses on this parcel. 2007 appraisal included lot she sold to Napoli, at that time it was \$1.2 M total. Littleton Conservation Trust may be interested in joint deal. It appears that if OSC were to buy this land, it would likely be expensive. Several members of the group said that there was not much impetus to coordinate a possible sale given the likely high cost. Christa said that she would continue investigations on this.

Meeting adjourned at 8:50 AM

Next Meeting – June 6, 2014, 7:30 AM (Acton Town Hall - Room 126)