

## 12-05-14 Open Space Committee Minutes

**Attendees:** Andy Magee, Peter Ashton, Terry Maitland, Jane Ceraso, Dick Hatfield, Susan Mitchell-Hardt, Matt Mostoller, Christa Collins, Barbara Epstein, Joe Will, Maureen Bodner, Fran Portante, Ralph Abbott, Rick Findlay, Tom Tidman, Karen O'Neill, Dave Wilson, Franny Osman, Jim Willis, Ken MacDonald, Jill Maxwell, Brewster Conant.

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

Dunn parcel: Purchase (\$28,800) was approved at Acton special town meeting as part of the consent agenda.

28 Maple Street parcel: Land owner wants to gift the parcel to the town. The land (about 2 acres) is mostly wet. Not much open space value, and probably not useful for parking for Caouette. Committee voted that Acton accept the parcel as a gift. Peter Ashton volunteered to write recommendation letter to BOS.

Update on Wright Hill parcel: Wright Hill Association (WHA) closed on house parcel, will make donation of excess proceeds to CPC. Plan for easements on property has been approved by Town Meeting.

Anderson/Hryniewich parcels: Hryniewich land is linkage piece between Anderson and other open space parcels. It is a key slice of land (14 acres) essentially across the street from Anderson parcel. Hryniewich parcel assessed value is about 600K. Ernie A. is a family relation, may have ideas on how to proceed with the Hryniewich family. Peter will meet with Ernie to discuss.

CPA open space set aside: Peter made a presentation to the CPC, asked for 400K. CPC asked what parcels were in the pipeline for acquisition, Peter showed the master list. CPC looking at upwards of 1.6 million in projects, and there is only about 1.1m available. There are 17 applications in. Open Space set aside may not be fully funded this year.

Update on Stonefield Farm parcel: Christa C. spoke w/Paul Simeone. Paul said that they are ready to meet to discuss first steps. Estimated 5-6K to appraise, assumption is that raw land would be appraised. The plan is to sit down with Simeones and decide how/what portions to appraise. Not clear whether isolated parcel up Stow St would be part of appraisal? Discussions so far are to have Acton CPA funds and ACT share cost of appraisal with Simeones. Simeones had offered to pay up to \$1,500. ACT will pay for ¼ of appraisal price up to \$2,000. John Avery will probably be appraiser.

Update on Magoon parcel: Andy reported that Michaela is probably not interested in purchasing the land; no further news at this point.

Discussion of Lazzaro Property (River Street) Tom said that abutters had complained about use of land; no further news on this.

Discussion on 114 River St parcel: Single family lot. Talk is that parcel may come to town.

Open Space Plan has been conditionally approved by state, Acton can now apply for land grants. Copy will go to for last series of comments to Selectmen, other in-town reviewers, MAGIC. To apply for grants, CRs must be in process. Land grants are now a possibility for Acton. Incoming state administration may be more amenable towards grants for land. Christa may give a primer on land grants at a future date.

Choate Parcel: Close to 20 acres total, much interest in this land in both Acton and Littleton. Land and estate is being handled by DeAugustino and likely Steve Marsh, but still in probate. Andy suggested that visiting meeting attendees stay to discuss their interest in the land. Land consists of parcels in Acton (6.8 acre parcel in ch 61A) and several other parcels in Littleton (unclear whether all of the Littleton land is in ch 61A). From prior discussions with Belle, she was interested in preserving the land if possible. There is an antique house on one parcel, will has not cleared probate, and court is trying to get clarification on successors. Belle's wishes to preserve shoreline were clear. Development more likely to occur upon parcels along road. Acton has tax lien on one of the parcels. Peter reported that when he last met with Belle there were prior debts that she wanted to pay off and so she was interested in selling some of the parcels. Littleton parcels have more value for open space than Acton parcels. Question about whether an arts entity might help facilitate acquisition of land for an arts community, in accordance with Belle's wishes. Acton and Littleton would need to work together to develop access and parking for the parcel if parts became open space. Peter agreed to be point person on the Committee to liaison with others on the Choate parcel. Christa raised the issue of public access to pond. OSC will wait for outside committee to come up with plan for land. OSC would be happy to assist in the process of preserving the land, or portions of it.

Upcoming Events: ACT walk on Whitcomb land (early February).

Meeting adjourned at 8:45 AM

Next Meeting – January 9, 2014, 7:30 AM (Acton Town Hall - Room 126)