

**Town of Acton
Open Space Committee
February 13, 2015
Acton Town Hall - Room 126**

Attendees: Andy Magee, Peter Ashton, Terry Maitland, Jane Ceraso, Dick Hatfield, Susan Mitchell-Hardt, Matt Mostoller, Christa Collins, Barbara Epstein, Joe Will, Fran Portante, Tom Tidman, Franny Osman, Bettina Abe, David Honn, John Sonner

Meeting started at 7:30 am

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Minutes of 12/05/14 were approved

Update on Dunn parcel: Purchase is supposed to close in early May. Some issues currently with the transfer. Attorneys have said that they think an ANR plan is needed, which would slow down the process and may challenge the May closing timeline.

Community Preservation Act Submittal: There were over \$1.6 million in requests this year. Although the committee has not yet voted it appears that \$300 K will be allocated for the Open Space set aside (the request was \$400.K).

Update on Magoon parcel: This is one of 2 parcels abutting Great Hill. The Jodka parcel is now owned by a developer who is interested in perhaps putting in a 40B development if he could get road access via Magoon parcel. Town Manager has said that appraiser noted that parcel is backland, may not be able to assume the land is developable. David Honn from Historic District Committee reported that his committee voted that these parcels should not be developed; Massachusetts Historical Commission could be asked to weigh in on this.

Update on Wright Hill parcel: The resale of the home on this parcel resulted in Wright Hill Association giving \$60K back to the town (to be transferred into the Open Space Set Aside). Great example of private efforts to preserve land.

Update on Stonefield Farm parcel: OSC agreed to assist with appraisal. Owners have contributed \$1,500. Appraiser has requested a master plan for the parcel. This would cost 6-8K and the Simeone's were not interested in putting funds toward this. Some discussion about whether existing (2008 Catherton) master plan could be used here. Reportedly the Simeones would be comfortable with this approach. Committee voted to pursue this option.

Update on Anderson and Hryniewich parcels: Anderson cousins have come up with PCRC plan for the 16.68 acres. They have proposed 8 lots, proposing to build on 4 acres with 12 acres going into open space. One tricky issue is public access. Open space portion could link with Town Forest. Ernie has requested a meeting with town staff and Peter Ashton to discuss. Peter and Tom will represent OSC.

Hryniewich parcel: Parcel is about 14 acres, some is priority natural community. There is a small house by the road. Assessed at about \$600K. Peter will speak with Ernie Anderson about connectivity with Anderson parcel open space and other options for this property.

Discussion of Lazzaro Property (River Street): No new news on this

Discussion of Choate Parcel: Looking for someone who knows Jim D'Agostine. There has been no word regarding progress on the will. Christa has a letter from Belle with her vision of Nyala Farm and will locate it for the committee.

Update on other parcels: A third of the Montouri land that was taken by MTBA will likely transfer to town for rail trail parking.

Discussion of Acton Land Purchase Program: John Sonner reported that he and Terra have been working on this in the context of the Acton 2020 Program. The Land Purchase Program would have a land transfer tax that would raise more funds for acquisition of parcels. Terra and John will present to Acton 2020 soon.

Update on Open Space Plan: OSC is going to print soon and should be available within weeks. We are now eligible to begin filing for grants that require an Open Space Plan. Dick asked whether CRs would hold us up in applying for grants. Generally consensus was that it wouldn't as all have been obtained or are been actively developed.

Next Meeting – March 6, 2015, 7:30 AM – 8:45 (Acton Town Hall - Room 126)

First ½ hour will be to discuss Acton Land Purchase Program and OSC's mission/strategic planning.

Meeting adjourned at 8:40 AM