



OPEN SPACE COMMITTEE

Friday, April 5, 2019

7:30 AM

Room 9, Town Hall, 472 Main Street, Acton, MA 01720

Minutes

COMMITTEE MEMBERS PRESENT: Andy Magee, Terry Maitland, Dick Hatfield, Dave Marshall, Will Hill, Tom Tidman (NR liaison)

RECORDING SECRETARY: Fran Portante

VISITORS: Susan Mitchel-Hardt,

Andy reported that he had received an email from Ye Emilie Ying stating that she has resigned from the committee and that the Planning Board may not reappoint a new liaison. This will have to be revisited in the future as the Committee's charter states that one member shall be from the planning board..

I. Regular Business

1. Review of meeting minutes from Friday, February 1, 2019

Terry moved to approve the minutes of Feb. 1, 2019, Will seconded the motion and it passed unanimously.

Town Meeting: The requested CPA funding was awarded (\$2.3M in reserve); And the warrants to establish an Agricultural Commission and adopt the Right to Farm Bylaw were approved. All in all, a very successful meeting.

2. Review of on-going issues

- 257 Central Street: the article was withdrawn from the Town Meeting warrant, since the owner was not agreeable to the proposal.
- Hebert Farm: The next step is to have another meeting with Peggy, the owner, and to include someone knowledgeable about options available to her attend the meeting. Christa Collins was suggested. Peggy and Joe had met with Christa several weeks ago. The family had expressed disappointment with the current "offer." Andy noted that it wasn't an offer, per se, but the appraised value. It was suggested the perhaps they should have their own appraisal done. Andy stated that at a recent MA Land Trust Coalition meeting, owners were advised to always have their own appraisal, since it puts the owner in a more knowledgeable position and allows them to negotiate from a firmer standing. Tom noted that a significant portion of the property is wetland and unbuildable. The Town's appraisal came in at \$1.265M, excluding the house lot. A suggestion was made previously that the Morrison House could be used for a Farmer/Tenant arrangement. Another suggestion was to let the Town purchase the house with a life estate arrangement. A word to caution was raised since the Morrison House still has unresolved issues. Andy will set up a meeting with Christa to discuss next steps.
- Piper Lane: a 40B project application has been filed with the town. The project has now moved to the Planning Board. At this time, Natural Resources has no involvement with the project.

Tom will do some background checking. The neighbors believe the project can't go to ZBA until the filing has undergone a one year "cooling off" period following the issuance of the Project eligibility letter from the state, which came back on Tuesday. The state approved 40 units the current filing only has 28. State Representatives have been out to view the site. The neighbors have suggested that Mass Housing has done a third party appraisal. A question was posed: would it be possible to have the town purchase the property as it is now bundled using the state's appraisal? Alissa Nicole, representing the neighborhood, asked what would happen to the existing house. The McGoons are still owners but the developer already has the P&S in hand. Andy raised an outstanding issue, which is whether or if this property is in the sewer district. The supposition is that it is but Andy feels this has not been resolved.

- 180 Newtown Road: This is the other half of the Anderson parcel that had been purchased for Open Space several years ago. An ANRAD had been filed and approved. The property is currently in appeal. No further action until the appeal process is completed.
- 108 Nonset Path: This property consists of an unbuildable lot adjacent to Woods hole: Tom with check on status.

3. Brief Review of the following:

- CPA proposal: accepted at Town Meeting
- Wetherbee Street: no new information
- 161 Newtown Road: no new information; The Land Stewards have laid out a trail.
- 183 Newtown Road: Susan and Tom will follow up.
- Brucewood Lots: These are wet, swampy parcels of no value to town; there are no definitive plans for these parcels.
- Stonefield Farm: at an appropriate time, talk to Paul and/or his brothers about joining the Ag Commission.
- 53 River Street: Town Meeting voted to rezone this property as Open Space, precluding any housing development. The Finance Committee has previously suggested assigning a cost to reimburse the town from CPA fund. Currently the focus of discussion has been breaching the dam, which has been deemed unsafe. The parcel, only 7 acres in total, is too small for any housing development to be profitable.

II. **New/Special Business**

None

III. **Consent Items**

None

Meeting adjourned at 8:20.

Next Meeting: Friday, May 3, 2019, 7:30 AM
Room 9, Town Hall, 472 Main Street, Acton, MA 01720