

**TOWN OF ACTON
OPEN SPACE COMMITTEE
MINUTES
February 2, 2019
7:30 AM
ACTON TOWN HALL – ROOM 9**

COMMITTEE MEMBERS PRESENT: *Andy Magee, Terry Maitland, Emilie Ying, Matt Mostoller, Dick Hatfield, Tom Tidman (NR liaison), Katie Green (BoS liaison), Dave Marshall*

RECORDING SECRETARY: *Fran Portante*

VISITORS: *Susan Mitchel-Hardt, Joe Will, Annette Lochrie, Blake Lochrie, Wayne Friedrichs*

1. Minutes: December 7, 2018: pending

2. 257 Central Street review: This is a ¾ acre parcel with an existing dwelling on the corner of Pearle and Central St, the home of the Acton Farmers market. Annette Lochrie presented a proposal to convert the site to a pocket park and save it from development. Annette provided information packet to the committee that included a diagram of a proposed subdivision. (See attachment.) Annette proposed the town purchase the parcel and convert it to a park. Area has historic buildings that lend character to this part of town. The area is too small to be considered as open space, but its contribution to the character of the area is immense.

Andy gave a synopsis of the way the Open Space Committee (OSC) operates. Typically a project is brought to the committee and, if the Committee agrees that it has value as open space, OSC will take it to the Community Preservation Committee (CPC) with a funding proposal. The CPC considers the proposal and determines the level of appropriation for the request.

In order to purchase parcel, an appraisal must be done. The amount of the appraisal caps the amount of funding the CPC can allocate. And it has to be permanently protected by a Conservation Restriction. The Committee discussed other possibilities: could it be used as the site of the Farmer's Market if it is purchased? If not, what is the long term plan for the FM? Could it be purchased as Recreational property which could qualify under CPA? But is there sufficient funds to make a \$250K purchase? The OSC usually limits its recommended purchases to \$80-\$100K per acre. The proposed development is a subdivision, not a 40B, so

regular zoning rules apply. At this point, the interested abutters could go to Town Meeting and present their proposal, though it is late in the process. It is appropriate for Recreation but would not be a good fit for Open Space.

Several neighbors at meeting spoke about their concern that the proposed development was out of scale for the neighborhood. They would like to have something that fits in more appropriately. Andy reiterated that, while their efforts are applauded to preserve that neighborhood open area, the OSC cannot solve small lot problems.

While this is an historic neighborhood, it is not a good fit for the OSC. It would be hard to find an argument that relates the parcel to conservation. Susan Mitchel-Hardt suggested that Annette give her a copy of the proposal that she could bring to the ACT board for discussion.

Annette stated her effort to at trying to find way to make it work. Andy had no suggestions, but Katie suggested they come before the BoS on Monday night as the best next step. Katie also suggested speaking with Matthew Selby, Land Use Director if the BoS is favorable.

In addition, neighborhoods can come together and be self-sustaining. They could purchase a lot then negotiate with the town or sell it themselves.

The OSC can't be of any direct help, but ACT can advise. They also need appraisals done and time is running short. While it's too late to request CPA funding, it is possible to present at Town Meeting.

3. **Hebert Farm Review (88 Prospect St.)**, no update
4. **Piper Lane Review**: Mass Housing is currently reviewing. The ANRAD filing with the Conservation Commission has been accepted and an Order of Resource Area Delineation has been issued. As a 40 B development, it is not reviewed under the Acton WPA Bylaw conditions.
5. **180 Newtown Road**: Project is moving forward with Planning. Parcel is adjacent to Anderson parcel, purchased by the Town. The plan is to develop the front upland portion of the parcel and reserve the back 10 acres for conservation, which will be

given to the town and included with the Anderson Conservation Area. At that time, a CR will be put on the aggregate parcel.

6. 108 Nonsent Path Review: no update

7. Brief review as needed:

- a. **CPA Proposal:** Joe Will reported that the CPA reviewed all requests at their meeting last evening and concluded that requests exceeded appropriation funds. Some requests were reduced or denied but OSC's funding request was accepted.
- b. **Wetherbee Street:** no update
- c. **183 Newtown Road:** no update
- d. **Brucewood Lots:** no update
- e. **Quarry Road:** no update
- f. **Stonefield Farm:** Paul and Terry Simeone attended the Agricultural Forum meeting on Jan. 23. No further updates.
- g. **53 River Street:** the project is classified as a "Recreation" project.

8. Discussion of Conservation Restrictions: Monitoring Committee: Andy suggested getting the Land Stewards involved. Tom, Andy and Fran to meet w/Joe Holmes, current chair, to discuss taking on that responsibility.

Next Meeting –March 1, 2019 , 7:30 AM

Acton Town Hall – Room 9

Meeting adjourned: 8:30AM