

**TOWN OF ACTON
OPEN SPACE COMMITTEE
MINUTES
August 10, 2018
7:30 AM
ACTON TOWN HALL – ROOM 204**

COMMITTEE MEMBERS PRESENT: Andy Magee, Terry Maitland, , Matt Mostoller, , Will Hill, Tom Tidman (NR liaison), Katie Green (BoS liaison)

RECORDING SECRETARY Tom Tidman

VISITORS: Susan Mitchel-Hardt, Michaela Moran, Bruce Ringwall, Steve Paquette, Gene Beresin, Alissa Nicol, David Hann, Barbara Morse, Jeff Chorman

7:30 AM Andy opened the meeting

7:31 AM Terry moved to go into Executive Session for the purpose of considering the purchase, exchange, lease or value of real property. Will Hill seconded. Roll call vote –unanimous.

7:55 Terry moved to adjourn Executive Session and go into Regular Meeting.

8:00 AM: Regular Meeting begins

1. **Minutes:** no action
2. **Wetherbee St.:** The Moritz family holds 35 acres. Susan and Andy met with the heirs and owners. They would like to see the property preserved. There are vernal pools on the property and it has a connection to the Rail Trail.
3. **Hebert Farm:** This is a 16 acre parcel on Prospect Street. Andy, Tom, and Susan Mitchel Hardt met with the owner. The family is interested in preserving the farm in perpetuity. The conversation will continue.
4. **180 Newtown Road:** Owners have submitted plans for a cluster development which would allow for the preservation of the back 8 to 10 acres adjacent to the “Anderson” property, as envisioned back when the Town purchased the Anderson property. Dick Hatfield will follow this project and report back. There is a Planning Board hearing scheduled for September 4th.
5. **Dog Park Committee:** They would like to come to an Open Space meeting and provide an update of where they are in the process. They have narrowed their selection process down to 4 potential sites. This will be on the agenda in September.
6. **Piper Lane:** The developer, Steve Paquette, and the environmental engineer, Bruce Ringwall, spoke to the committee about the current status of the property. Andy pointed out that this was

for informational purposes only. This property has been in discussion for the past 9 years. An appraisal had been done; the Gaebel land was purchased; but since the Magoon property was land-locked, the appraisal came in very low. Several additional appraisals were done and the town looked at a number of options for determining the real value of the Magoon land. Steve, the developer, became aware of the land a year ago when it was put on the market. He also has 90 School Street under contract. He has been doing affordable housing in the state of Massachusetts for 25 years. Steve was asked if the town could reestablish the trail, possibly through a trail easement or deeding some amount of the property as open space. Steve said they were looking at a town-house community. Transit-oriented housing is favored by the State. They are looking to construct 40 units on the site. Bruce, speaking for GPR, said a full survey has not yet been done. Steve said they had a Purchase and Sale agreement with the Magoons and 90 School Street. The contract is contingent upon approval of a Comprehensive Permit.

Andy asked that the neighbors address all emails and letters to the Open Space Committee.

Meeting adjourned at 8:35AM.