

**TOWN OF ACTON
OPEN SPACE COMMITTEE
MINUTES
July 13, 2018
7:30 AM
ACTON TOWN HALL – ROOM 9**

COMMITTEE MEMBERS PRESENT: *Andy Magee, Matt Mostoller, Dick Hatfield, Will Hill, Katie Green (BoS liaison)*

RECORDING SECRETARY: *Bettina Abe*

VISITORS: *Susan Mitchel-Hardt, Joe Will, Barbara Morse*

- 1. Minutes:** 05-04-2018, not available, no action
- 2. Wetherbee Street** – Susan Mitchel-Hardt and Andy were to meet with heirs who have been friendly and interested in preserving the property. Due to scheduling difficulties, the meeting was moved to July 18. Susan passed around maps of #19 and #39 Wetherbee. These are not of interest to Open Space now. Other parcels comprising 32 (27+5) acres in total have some historic features. A question arose about the proximity to the future Rt. 2 crossover bridge for the BFRT. It was determined that the property does not abut the proposed bridge location. The property does abut existing conservation land and is very high priority. This segment running along Route 2 is the agricultural gateway to Acton. We have already invested a lot of money thus far so it would be nice to maintain vista.
- 3. Piper Lane:** A 40B is reportedly being proposed consisting of 40 units. The proposal is on the July 16 agenda for ACHC. Andy relayed that Franny Osman has repeatedly suggested That the OSC ask the developer to come to a meeting and hear plans and ask what can we do about buffer zones and trails through the property? Emphasize concerns as a committee. Andy will work on getting developer to come to an upcoming meeting, perhaps an evening meeting will need to be scheduled.
4. Neighbors are concerned about density and safety of traffic pulling in and out. There is sewer and frontage through Magoon property. Neighbors are working to educate themselves and work cooperatively to dissuade the project or reduce units. Mark Brooks from Omni Properties has spoken with Michaela and has indicated that the offer to the owner is in the \$900Ks. Developer is supposedly from North Shore and does cookie cutter 40B's. He knows how to make them look good and he brought along a local engineer who helped them with utilities and sewer hookups. There will be no basements. The initial drawing did not use all of the parcel. A single point of access could be an impediment. A 40B bypasses local zoning. 10% of any 40B has to be 3 bedrooms now, to make housing affordable for families rather than young professionals. If these are all rentals, all units count towards the 10% town requirement. If units are sold, 25% go towards the town requirement. There will be one garage per unit. **Hebert Farm** – The Hebert family is talking about preserving the land as farmland. There are already community gardens on

part of the property with a 10 year lease. The property abuts Pacy conservation land. Susan provided a map showing conservation parcels in proximity. This property is a very high priority with friendly owners. There is historical significance: the original farmhouse was built in 1736 for a former freed slave Benjamin Cutting, who served in the Revolutionary War with Capt. Hunt and even helped Paul Revere cross the Charles River.

5. **53 River Street Committee:** Issues include, housing, dam engineering, and historical inventory. The committee expressed concerns with open space bucket being tapped for reimbursing town for the original purchase price. The OSC was reminded that it did not endorse the purchase as solely an open space purchase as the cost was much too high. Would take away half of the set aside funds. Members of the FinCom have suggested reimbursement should come from the open space set aside, , but there are historic and recreational values as well. Open Space Committee could provide input at Town Meeting attesting this is not all open space, which could dissuade taking all the funds to reimburse the town for purchase of this parcel.
6. **Community Resilience Building Workshop Review:** (Matt M. reported it was interesting, with a good diversity of interests in attendance. But action items focused e on emergency response and human services, rather than open space as an important resiliency factor.. Water resources management was a priority and determining and identifying the vulnerable populations. Tree maintenance and flood control, and burying power lines were also discussed. Emily noted she has created a public Facebook forum, "Acton Forum" for use during power outages where people can tell each other what roads are blocked.
7. Andy and Tom met with Chris Allen and Matt at the Acton Water District offices to talk about open space priorities in common and opportunities, including the WR Grace CR. They hope to make it a quarterly get together. NR is working with Concord Water to make a public trail on Concord Water District Land.
8. **Acton Dog Park:** Dog park committee is looking at parcels.
9. Andy asked the committee to keep an eye out for developing meetings regarding any of today's agenda items.

Andy will not be available for the August 3 proposed meeting. He will send an email notice out to the entire committee to check on availability and determine an appropriate date for the next meeting.

Meeting adjourned at 8:32 AM