



TOWN OF ACTON
OPEN SPACE COMMITTEE
Meeting Minutes
October 6th, 2023

7:30 am VIRTUAL and In Person

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

Committee Members Present: Terry Maitland (Chairing meeting, Co-chair), Matt Mostoller (AWD), David Marshall, Michaela Moran (Planning Board Liaison), Brandon Comstock (Associate), Jane Moosbruker (Associate),

Committee Members Absent: Karen O'Neill (Co-chair), David Martin (Select Board Liaison)

Non-Committee Members present: Ann Budner of 9 Horseshoe Drive, Mike Gendron (Conservation Manager), Ian Bergemann (Land Stewardship Coordinator), Susan Mitchell-Hardt (ACT), Alexander Wahlstrom (AWD)

- I. Meeting is opened by Terry (Chairperson) at 7:31 am.
- II. Terry read the COVID-19 Guidance on hybrid attendance options.
- III. Minutes reviewed. Matt motioned. Michela seconded. – Voted and accepted at 7:46 am.
- IV. Paulina resigned from the Committee.
- V. Priority Parcel Wetherbee – Susan – spoke with Brian Butler about doing endangered species survey (Ray Lyons gave permission) – property has vernal pool (2), wetlands. Oct 17th Karen, David Martin, Ray Lyons, and Susan meeting for update. We do not qualify for USFWS grant. Town Appraisal status – Mike was directed to start the appraisal process - he reached out to a few and hired Foster Appraisal (contract signed 6-7 weeks to start) – Terry asked if a build out had ever been done. Susan mentioned the property owners' appraisers had done it.
 - a. Funding Model for Wetherbee & beyond – Status of financial model, CPC timeline, Grants/fundraising (Note state announcement of increased funding for land trusts.) - Karen is working on CPC grant and Oct 24th is when she is presenting it. Mike said CPC application came out this week (10/6) and is available. Mike asked if the “ask” is going to be the same as last year (\$750,000). Brandon asked if the CPA grant can be shared with him.
 - b. Connect Ray Lyons with Brian Butler (Susan MH) review of species, etc.
- VI. Mike provided presentation on financial support – Increased funding for Open Space Protection– Capital Budget: \$35 million, American Rescue Plan Act (ARPA) \$175 million for “the acquisition of new conservation land and restrictions on working farms and forests” – want to use money by/prior to 12/31/24 (Presentation added to Docushare)
- VII. Brandon – Google Doc grants – observed that people have already reached out about Wetherbee:
 - a. Networking Mini Grant – would be used to have a meet & greet
- VIII. Neighborhood Outreach Project – flyers, posters, mailing
 - a. DCS Conservation Partnership Grant may be good fit – proposal Spring due date, Summer due date for application – some grants may need SVT/ACT to apply – partnership grant requires Land Trust support
 - b. DCS LWCF grant also a good fit – needs yellow book appraisal (DCS defines) Brandon asked if the Town appraisal is a Yellow Book appraisal? Unsure
 - c. DSC LAND Grant also a good fit – up to 52%
 - i. All of them are reimbursement based, need to be aware of info-sessions
 - d. MassWildlife DFG/Mass Outdoor Heritage using BioMap, MassMapper, USDA NRCS grants don’t qualify, MVP – Andrea contact, CPA adoption
 - e. USDA Grants – don’t qualify as not Ag Land

- f. MVP – Sustainability Office handles these grants
- IX. CR for Conant – CR Update: Matt said DCS will have initial review completed by Oct 10th, working with seller to wrap up other issues prior to closing, hoping for November closing. Matt (AWD) used MVP grant (non-town entity so had different path). Partnership based.
- X. Terry provided clarity on the role of the OSC. OSC is an Advisory board. Play a facilitator role.
- XI. 46 Taylor Rd - Terry asked about Susan info about Mary Donald. Mentioned the need to communicate with her. 3 parcels on Taylor Rd.
- XII. Triangle Farm: Susan mentioned that real estate listing has not changed. 2.5 mil for 29-acre lot, 1.7 mill for 12-acre lot & 11-acre lot. Put lots on market in March 2023. If prices came down, abutters would feel comfortable to do something. Surrounded by Conservation Land abuts Spring Hill, Robbins Mill, Camp Acton.
- XIII. Morrison Farm CR: Agricultural Commission writing version 6 that does not include the historic structures and try to get that on Selectboard Agenda. HTC is also considering a historical corridor along that strip. Currently municipal.
- XIV. Comments/Concerns/Announcements:
- XV. OSRP Open Space and Recreation Plan – update (Mike) - Timeline released, Photo Competition released
- XVI. The next meeting is November 3rd, 2023 at 7:30 am and will also be hybrid.

Meeting moved to close. Matt motioned to adjourn, Jane seconded. Unanimously adjourned
Meeting adjourned at 8:30 AM.

Respectfully submitted,
Ian Bergemann, Land Stewardship Coordinator, Town of Acton