



**Town of Acton  
Open Space Committee**

Meeting Minutes

January 3<sup>rd</sup> 2025

8:00 AM VIRTUAL and in Person

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

**Committee Members Present:** Karen O'Neill (Chairing Meeting Co-Chair, Full Member), Brandon Comstock (Full Member), Bettina Abe (Full Member), Terry Maitland (Co-Chair), Matt Mostoller (Full Member, AWD), Michaela Moran (Planning Board Liaison)

**Committee Members Absent:**

**Non-Committee Members Present:** Olivia Barksdale (Conservation Agent), Susan Mitchell-Hardt (ACT) Amy Green (Pending-Member), Katy Orciuch (AWD), David Martin (Select Board - Liaison), Jody Harris (ACT)

**Meeting Open**

8:02am. Karen O'Neill, Co-Chair called the meeting to order and conducted roll call.

**I. Regular Business**

**1. Review meeting minutes of December 6 2024**

- a. 8:05am. Ms. Moran moved to approve the minutes with the suggested edits and Ms. Abe seconded. Ms. O'Neill called for a vote, Mr. Mostoller abstained from the vote and all voted yes.

**2. Status of property Conservation Restriction (any changes)**

- a. 8:12am. The Anderson CR is close to closing, it is at the state. The Baseline Report is done; it was completed by Anne Capra from Capra Planning Associates. No, progress on Piper Lane, the plan is to finish the Anderson CR before starting Piper Lane.

**II. New Special Business**

**1. Discuss the upcoming CPC meeting in February**

- a. 8:13am. Ms. O'Neill will be presenting at the CPC meeting on February 11<sup>th</sup> where she will ask for next year's funds allocation. For about 10 years the Committee was given 400,000-450,000 and recently it was bumped up to 750,000. It is suggested to ask for 750,000 because of the increase in property values. The two recent land purchases had a high per acre cost which supports the idea to ask for the high amount. It is also helpful to keep a high set aside because it makes it more compelling with landowners during negotiations. During the



presentation it would be helpful to provide a one-page factsheet with general information about projects of interest. The CPC account is set up in two parts, one part for land acquisition and the other part for general funds. CPC has about 1.6 million to distribute between 2.1 million in projects.

## **2. Updates the status of the Wetherbee/Moritz property – towers down?**

- a. 8:24am. The family is working on a demolition permit for the structures. Ms. Barksdale met with Ms. Houghton at SVT to go over the CR. It will be a tight deadline to get the CR recorded on time. The CR has to be recorded by June 1<sup>st</sup> 2025. The Town needs to work on signatures in early May, and the state needs as much time possible to review the CR. The CR needs to go to the state for review by February. Ms. Barksdale scheduled two meetings with the CR working group to go over drafts of the CR. The meetings will be on January 13<sup>th</sup> and 21<sup>st</sup>. SVT is currently working on providing the draft for the Town. The CR will allow for parking in a building envelope about 200x180x200 feet. It should comfortably fit 10 cars and a community garden the size of Hebert Farm. The parking lot will provide better access to the Bruce Freeman Trail. The grant is satisfied with the current parking availability so it decreases the urgency to build the parking lot before June. The parking lot is optional all will be made with a permeable surface. The CR will also have robust trail section to connect with the Bruce Freeman and make it ADA accessible.
  - i. The OSRP report is done. Staff are working on final edits and should be available this month. Staff are figuring out how many copies will be printed and where they will go.

## **3. Updated on any other land other parcels**

- a. 8:06am. No, news on the Donald property. Wetland delineation flags has been posted, they could help with the property assessment. In the past the landowner has granted permission to remove invasive species (garlic mustard) on the property.
- b. 8:11am. The CR on the Mitchell-Hardt land was signed off by the Select Board on December 16<sup>th</sup> 2024 and signed off by the state before the end of 2024.
- c. 8:32am. 549 Main Street. People are actively using the property. The trail network should be officially open in the spring 2025. There are no plans to develop parking, it is a permitted use in the CR. A Land Steward has not been chosen for the property.
- d. 8:35am. Kennedy property (about 45 acres) adjacent to Nara Park has been active. There seems to be heavy development, and significant logging. From satellite imagery it looks like they avoided wetlands but the work is in the groundwater protection district. The Town staff are aware and plan to meet to discuss the property. The land is landlocked making it hard for development, they have access easements but no road frontage.



#### **4. Next Meeting/ Meeting Times/ Meeting Location**

### **III. Consent Items**

1. None

### **IV. Next Meeting:**

1. February 7, 2025

**a.** 8:38am. Ms. O'Neill called for a vote to close the meeting. Ms. Abe moved to close and Ms. Mostoller seconded, all voted yes ending the meeting.