



**Town of Acton
Open Space Committee**

Meeting Minutes
February 7th 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), Michaela Moran (Planning Board Liaison)

Committee Members Absent: Matt Mostoller (Full Member, AWD)

Non-Committee Members Present: Olivia Barksdale (Conservation Agent), Susan Mitchell-Hardt (ACT) Amy Green (Pending-Member), David Martin (Select Board - Liaison), Jody Harris (ACT), Joe Cooney (ACT), Meredith Houghton (SVT)

Meeting Open

8:04am. Karen O'Neill, Co-Chair called the meeting to order and conducted roll call.

I. Regular Business

1. Review meeting minutes of January 3 2025

- a. 8:04am. Mr. Maitland moved to approve the minutes with the suggested edits and Ms. Moran seconded. Ms. O'Neill called for a vote all voted yes.

2. Status of property Conservation Restrictions (any changes)

- a. 8:05am. Piper Lane is moving forward and is back from the state. Tony from SVT is going over the state's comments. The CR needs to be reviewed by Town Counsel and the Conservation Commission. The Baseline Documentation Report (BDR) has been drafted. Ms. Barksdale, Mr. Bergemann and Ms. Mitchell-Hardt are going to meet at Piper Lane on Wednesday February 12th. During the construction of the house at 90 School Street a row of boulders were placed on the easement. The site visit will confirm if the boulders are on Town property and how far the lawn extends onto Town property. Since the CR is not in place the potential boulders are not violating the CR. There is an access easement from School Street, and if any changes are made to the easement the neighbors have to agree on it. There may be a right to put utilities on the easement. There is a little parking area on the CR near the former house site, it can fit about 4 cars. The parking access on School Street. Piper Lane got its name from the private road that goes into the woods paralleling the houses. Previously, the Town attempted to put a parking lot further up the woods road but decided not to because of the slope



and project cost. Ms. Abe and the Land Stewardship Committee walked the entrance trails which has been blazed, the remaining trails have not been blazed. The neighbor delayed the trail blazing because they made a comment about the trails being too close to the house. Alternate trail locations were scouted but the best location is the original location. The trail will be blazed this spring. Signs have not been installed, and there are plans to make a kiosk. The person who did the BDR could go out and take more pictures to show what the property looks like closer to the CR recording date.

II. New Special Business

1. Discuss the upcoming CPC meeting in February

- a. 8:17am. CPC is meeting on February 11th with an estimated 7:20 start time in the library. All are welcomed to attend. It is suggested that the Chair give a 10-minute presentation and leave room for questions. It could be helpful to include numbers on the large acre parcels left in Acton and the average cost of a buildable lot. The Chair could use data on the 3-4 recent Open Space Committee land purchases or use the recent Open Space and Recreation Plan. It is helpful to maintain a set aside money for future negotiations.

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

- a. 8:27am. The Wetherbee CR was sent to the state on Thursday February 6th. The grant administer was on the email to inform her of the submission. Stanski and McNary are hopefully putting in the remaining 3 stone bounds next week. The landowners lawyer sent an update of the property:

- They have a demolition permit.
- The house has been removed.
- Miles of thin wire has been removed
- All cars have been removed
- Hundreds of 6' poles and posts have been removed
- Next Week, weather permitting: removing the 18 SW towers and final clean up. This will be a very dangerous time. Felled towers and support wires may get stuck in trees or on the ground. No one should enter the forest.
- They are working on destroying the septic tank (to be certified by Matt Dow, Acton BOH).
- Weather permitting, the contractor hopes/expects to finish next week.

The Town has three weeks to do a due diligence period to inspect the property and ensure the work is done. They are hoping to close in late March, early April.

3. Updated on any other land other parcels

- a. 8:29am. Town Report. Ms. Barksdale sent the Committee a copy of the draft 2024 Town Report and request comments by Wednesday of next week.



- b.** 8:35 Donald Property. The property owner filed for an Abbreviated Notice of Resource Area Delineation (ANRAD), which means they are asking if the wetlands are mapped correctly. Three parcels are included in the ANRAD to maximize the development potential. The parcels include the land that is encumbered with a CR held by SVT and ACT and it is in Chapter 61. Various neighbors are inquiring about the project, but there is no information about the landowner's intention for the property. It is a nice piece of land that would provide a buffer for the Arboretum. It does have a lot of invasive species (honeysuckle, multiflora rose, garlic mustard).

4. Next Meeting/ Meeting Times/ Meeting Location

- a.** 8 am, Room 9, March 7th 2025

III. Consent Items

- 1. None

IV. Next Meeting:

- 1. March 7, 2025

- a.** 8:43am. Ms. O'Neill called for a vote to close the meeting. Ms. Moran moved to close and Mr. Maitland seconded, all voted yes ending the meeting.