

**TOWN OF ACTON
OPEN SPACE COMMITTEE
MINUTES
April 7, 2017
7:30 AM
ACTON TOWN HALL – ROOM 9**

COMMITTEE MEMBERS PRESENT: Andy Magee, Terry Maitland, Jeff Clymer, Matt Mostoller, Franny Osman, Dick Hatfield

VISITORS: David Marshall (associate member), Susan Mitchell-Hardt, Judy Werner, Gene Berison?, Joe Will, Michaela Moran, David Honn

RECORDING SECRETARY: Fran Portante

STAFF: Tom Tidman

Meeting was called to order at 7:30AM. Andy called for a motion to move to Executive Session to consider the purchase, exchange, lease or value of real property.

Jeff moved to go into executive session, Dick seconded. Vote was unanimous in favor. The meeting went into executive session. Jeff also moved to permit Susan Mitchell-Hardt and Dave Marshall to participate.

At 8:00 AM, Executive Session was closed and the regular meeting resumed.

Minutes: Jeff , moved to approve the minutes of February 10, 2017 and Executive Session minutes of December 4, 2015, Feb. 12, 2016, May 6, 2016 and, and Feb. 10, 2017.

Spring Hill Road: no update

53 River Street: The need for a master plan for 53 River Street was raised at Town Meeting. The Committed noted that, when the land was purchased, it was agreed that a Master Plan for the land would be developed, but nothing has been done so far to move that forward. Jeff pointed out that the cost of bringing in an outside consultant can sometimes be justified since relying totally on volunteers for some of these time-consuming projects is often a slow process. Frannie is still the liaison to OSC until a new Selectman is appointed.

Piper Lane: (additional notes in Executive Session) The price of the house and land has been lowered to \$699 K. Michaela thinks purchasing the house lot as well as the rear lot is a good idea. Once both are purchased, a CR can be placed on the rear lot and the house then sold. If the front lot, 90 School Street, were also purchased, the house would have to be removed. Additional options discussed: Purchase the house and the lot, and then adjust the conformity of the lot to make it conforming. Consider highest and best use of the lot. Also the lot can be purchased in two steps.

64 School Street: Judy Werner, the owner of this property, was in attendance. Andy spoke with her after the meeting. There was no discussion during the meeting.

Quarry Road: no update

161 Newtown Road: The two house lots were listed for \$575K. The price has been lowered to \$550K but is still be too much for the town to consider. Susan noted that, in a conversation she had with a builder, it was indicated that for a builder to make a profit on such lots, they would have to be in the \$275K range. Andy pointed out that the discussions with the owners remain friendly.

Arlington Street: Andy was surprised that there was no article concerning this property at Town Meeting. Susan has met with the abutters. One of the abutters has asked to be removed from the OSC meeting notification list. Some doubt has been raised about the value of putting a CR on the property since only 5 acres of the entire 25 acre plus parcel is buildable.

Walker Property: An RFP has been put out for a designer and architect for this parcel. There have been only two responses so far. Selby is still looking. Jeff commented that the committee that is working on the disposition of the property needs some help in getting this moving. Perhaps a public forum would help.

Anderson Land: Susan asked for an update. This property was expected to be developed as a PCRC but no activity has taken place to date. The adjoining 20 acres was purchased several years ago. A CR has not been placed on this Town owned property since it was expected that, once the PCRC was submitted, they could move forward on obtaining a CR on both the town owed and the set aside property of the PCRC. The committee considered whether they should begin moving on the 20 acre parcel without the adjacent open space. It was pointed out, however, that there have been PCRCs that were used for septic systems, or they were maintained as private property with no public access. Tom mentioned that he thought some discussions were underway with the Planning Department. He was going to inquire and provide an update to the Committee.

Rail Trails: both the ARRT and the BFRT are expected to open sometime this year. The Assabet Trail is moving along faster than the Bruce Freeman trail.

Next Meeting is scheduled for May 5, 2017 but some members have scheduling conflicts so the date may have to be changed.

Terry moved to adjourn the meeting, Dick seconded. Meeting adjourned at 8:40 AM.