



**TOWN OF ACTON
COMMUNITY PRESERVATION COMMITTEE (CPC) MEETING MINUTES
March 28, 2023 - 7:30 PM
Virtual**

Present: Steve Trimble - Vice Chair (ST), Dean Charter (DC), Nancy Kolb (NK), Alissa Nicol - Clerk (AN), Victoria Beyer (VB), James Colman (JC), Lori Cooney - Associate (LC), Walter Foster (WF)

Absent: Michaela Moran (MM) and Bill Alesbury - Chair (BA), noted absent during the roll call, joined the meeting late

Others Present: Kaila Sauer - Assistant Planner (KS), Matt Mosteller, Andy Magee, David Rosen, Jody Harris, Joe Cooney, Phoebe Conant, Susan Mitchell-Hardt, Brewster Conant

ST, acting as Chair in the absence of Chair BA, called the meeting to order at 7:30 PM and read the notice regarding virtual meetings, and attendance was taken via roll call vote.

I. Regular Business

1. Residents' concerns

none

2. Review and approve minutes from previous meetings

NK moved and DC seconded a motion to approve the minutes of 3/14/23.
Minutes were approved in a vote of 7 - 0 - 1.

II. New/Special Business

3. Vote to waive the application submittal deadline and to hear a presentation on the application for: 549 Main Street Conservation Restriction Purchase for Open Space Preservation from the Open Space Set-Aside Fund

JC moved and AN seconded a motion to waive the deadline; VB asked whether CR was included in earlier presentation to committee, AM noted that ask was for replenishment of the Open Space Set Aside (OSSA); JC asked if CPC must vote on acquisitions from the OSSA, and committee members answered in the affirmative; the motion was approved unanimously

4. Vote to recommend 549 Main Street Conservation Restriction for Open Space Preservation from the Open Space Set-Aside

ST summarized the application, and AM presented the proposal "Preservation of 549 Main Street," a 56.85 acre property to be purchased by the Acton Water District, the CR to be held by the Town of Acton (Conservation Commission) and Sudbury Valley Trustees; the current OSSA is \$1,397,782, the CR would cost \$1,030,000, leaving \$367,782, an additional \$775,000 is recommended by the committee, a positive vote by Town Meeting would bring the balance to \$1,142,782

WF noted this purchase, while incredibly well-leveraged, depletes the OSSA down to \$1 million, and asked about the near future and funding of other potential purchases; AM noted that 2 most recent purchases were CR purchases rather than the land, and although this is an alternative, OSSA is still short on cash; JC asked what "assistance" is to be provided by Sudbury Valley Trustees and Acton Conservation Trust, AM noted that both helped with the negotiations, there will be a fundraising effort, likely to cover the \$30K cost of monitoring, Town likely to do mowing, SVT likely to monitor and reporting, which entity is the primary and which is the secondary holder of the CR to be resolved; AN asked about plans to secure grants to support future purchases, AM noted that there are many land purchase grants available (ex Acton Water District is seeking a Municipal Vulnerability Preparedness, and Open Space Committee will begin to focus on this; AM also noted that the CR is still in discussion to sort out parking and sidewalk, CR is typically completed after purchase/Town Mtg vote and not typically reviewed by CPC; VB noted concern with public access to Isaac Davis Trail, specifically parking and sidewalk; AM noted that state allows for passive, not active, recreation on conservation lands, Town would like to see easement on east side of Brook St for potential future sidewalk; JC noted that CRs specify what is allowed/disallowed, Conservation Commission will have to review and approve this CR; AM concurs as ConsCom will be co-holder; AN suggested that accessibility to property and parking is already sufficient with nearby office parks and rail trail parking; DC noted the negotiations were very difficult due to multiple interests of various parties, re: parking needs, CR is forever, and present vs future needs must be balanced; MM agrees that there is no need for additional parking, public can walk to the trails on this parcel; VB noted that water supply is most critical asset

JC moved, and DC seconded to recommend a purchase of a CR using Open Space Set Aside funds; the motion passed unanimously

5. Review and finalize Town Meeting Warrant Article

BA moved and VB seconded to accept draft article with edits to minor typos; motion passed unanimously

III. Administrative Matters and Updates

6. Next Meeting dates

- a. April 11 – Review and Finalize Draft Powerpoint
- b. April 25 - placeholder if needed
- c. May 1 - Town Meeting

AN noted a missed correction to the minutes of 3/14/23, and committee approved the minutes a second time with an edit of the 549 Main Street purchase price from \$4.8 to \$4.9 million

MM moved to adjourn the meeting, and NK seconded. The motion passed unanimously, and the meeting was adjourned at 8:53 PM.

Documents used at the meeting:

CPC Draft Minutes - 2023-03-14.pdf

DRAFT - ATM CPA 3-23-2023.pdf

549 Main St CPA Application

Documents can be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-16232>

**For more information about Community Preservation Committee contact
cpc@actonma.gov or 978-929-6631**