



TOWN OF ACTON
OPEN SPACE COMMITTEE
Meeting Minutes
April 5th, 2024

7:30 am VIRTUAL and In Person

Acton Town Hall Room 126, 472 Main Street, Acton, MA 01720

Committee Members Present: Karen O'Neill (Chairing Meeting Co-Chair, Full Member), Brandon Comstock (Full Member), David Martin (Select Board Liaison), Michaela Moran (Planning Board Liaison), David Marshall (Full Member), Bettina Abe (Associate Member), Matt Mostoller (Full Member, AWD)

Committee Members Absent: Terry Maitland (Co-Chair)

Non-Committee Members present: Susan Mitchell-Hardt (ACT), David Mitchell-Hardt (ACT), Alexander Wahlstrom (AWD), Ian Bergemann (Land Stewardship Coordinator), Jody Harris (ACT)

- I. Meeting is opened by Karen O'Neill (Chairperson) at 7:34 am.
- II. Review of minutes from OSC meeting on March 1st, 2024. Voted on at 7:37 am— Michela motioned, David Marshall seconded. Accepted unanimously.
- III. Status of property Conservation Restrictions
 - a. Susan mentioned the Anderson Land CR has some issues to be resolved. Bounds status was unknown and parking area needed to be included in the Anderson CR survey plot plan. Ian provided the Deed to SVT for the CR. Ian mentioned a record of a vote for transfer of management has not been found yet. Michaela suggested Select Board should revote. Susan mentioned that the landowner with a private fence is willing to move it when the bounds can be identified.
 - b. 4 Piper Ln – Susan mentioned that they will RESUME work with SVT on the CR once the Anderson CR has reached a certain point. (SVT's Kristin O'Brien sent the 4 Piper Lane CR to the State on 7/24/23). An issue to identifying the property line needs to be resolved.
 - c. Susan mentioned that Agricultural Commission co-holds an APR for Stonefield. Bettina and Kristen O'Brien from SVT have performed the monitoring in the past. Bettina was unsure if Kristen has done monitoring this year yet. Susan asked if AgCom had been involved as they may be unaware of the responsibilities of co-holding the APR. Bettina was unsure; and as a side note mentioned a provision has been made for the AgCom's charge to allow non-Acton residents to be on the Commission if they work/hold farmland in Acton, and this was presented to Select Board. **Follow up with the Susan for outlining the AgCom's specific responsibilities of co-holding the Stonefield Farm APR.
- IV. Resignations
 - a. Karen addressed that Dave Marshall is resigning and is moving out of state.
- V. Update on Wetherbee/Moritz
 - a. David Martin – Select Board gave parameters for negotiations with the Town Manager to talk to Ray Lyons (attorney for landowner). Town side has been very busy with Town Meeting. It will not make this year's Town Meeting. Karen asked if a Special Town meeting will need to be held later this year? David Martin said that the Board would consider that if negotiations get done. David Martin also reiterated that the removing of the towers would not be able to be done until the fall so closing would not happen until next year.
- VI. Review grant opportunities Discuss fundraising
 - a. Ian talked about applying for MVP and update on Acres for America. Ian began writing the MVP grant. It will be due by end of April. Ian also mentioned the Acres for America had not provide any updates.

- i. Susan mentioned there may be some archeological items related to Native Americans on the property.
- b. Brandon update – LAND grant is open until July 11th. This grant has particular requirements around appraisals. July 15th is the deadline for Conservation Partnership Grant. Brandon reiterated that Vanessa Farney from LAND grant said that Moritz would be a good fit.

VII. OSRP Review

- a. David Martin suggested OSC take a vote to authorize a letter of support after reading the draft OSRP and hold a special meeting if needed to discuss. Matt made the motion, Michela seconded and it passed unanimously.

VIII. Updates on Donald Or Triangle Farm Properties

- a. Bettina said no updates on Donald property. Susan also said they will be monitoring the Donald CR in the coming weeks.
- b. Susan said status quo for Triangle.

IX. Comments/Concerns/Announcements:

- a. David Martin to check on Bettina full or associate
- b. Matt has an update: the AWD trying to purchase 18 acres off Knox Trail and are in negotiations. They hope to add those 18 acres by mid-summer.
- c. 549 Main St. is back in DCS (MA Dept. of Conservation Services) hands. Hoping the next iteration that comes back will be ready for local signatures.
- d. Susan met with land owner that wants to put a CR on her property but the process takes so long so it may deter them.

X. The next meeting is Friday, May 3rd, 2024 at 7:30 am and will also be hybrid.

XI. Michaela motioned, Dave seconded to adjourn the meeting at 8:13 am. Unanimous.

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