

JAN 13 2014

TOWN CLERK
ACTON

Open Space Committee Minutes 11-1-13

Attendees: Andy Magee, Peter Ashton, Jane Ceraso, Dick Hatfield, Dave Cough, Tom Tidman, Jeff Clymer, Terry Maitland, Susan Mitchell-Hardt, Franny Osman, Bill Manning, Jude Aronson, Hannah Block, Martha Rounds

Jane Ceraso kept minutes

Meeting opened at 7:32

Anderson Land

Peter Ashton: Closing delayed because Mr Anderson having tough time getting all parties together. Closing should happen at the beginning of next week. Acton will have right of first refusal on the back land parcel.

Tom: Confident that closing going to occur next week. Access to property issue, possible land swap for property.

CPC Application: Peter working on application, needs to add Anderson property and OSC needs to decide on set aside amount. No apparent other large projects coming in for CPC funding. Peter suggested 400-500K. Dave reported that all applications aren't in yet. Tom said there are no big recreation projects, just some smaller projects (Arboretum boardwalk, Morrison Farm, etc). Dave C suggested 500 K. Andy suggested that in past we had asked for about 1/3, so would suggest 450K. Motion to ask for 450K was passed by OSC.

Andy handed out Karen O'Neill's notes on "lessons learned" from Caouette Conservation Restriction.

Milldam: Town agreed to take the parcels for open space.

Wright Hill Parcel: Franny Osman (WHA): appraisal back from Avery, 1.3 M for land portion, separated house and 3.85 acres, Stamsky and McNary, Wright Hill Association has draft CPC application (handed out draft project application and trail concept plan).

Martha R.: Land meets recreation, open space and historic needs. Jim S-G has set up a trail system on land that would allow walking, picnics, skiing, stargazing. Martha spoke on historical values: include stone walls, cart path, old corn crib, long history as a farm (Wrights owned it for 350 years, had commercial business selling farm goods to Boston).

Peter: question, Does CPC application for Wright Hill request money from historical preservation pot of CPA funds? This might enhance application. Suggested WHA inform committee on what its plan B would be should CPC funds not be approved for property, or if town's appraisal doesn't meet WHA appraisal? Can committee get copy of appraisal?

Andy suggests WHA leverage funding to enhance the CPA application. CPC applications due next Thursday, OSC won't have time to get appraisal, Selectman recommendations and make formal

recommendation. Andy asked for OSC meeting for next Friday AM (Nov. 8) to discuss committee recommendations to CPC. Appraisal is higher than expected, but not entirely out of range, Committee will need to decide if we are supportive of preservation of the land,

If committee has questions on WHA's plan for the land, send to Tom who will then forward to WHA.

Andy: Suggested WHA put together posters with historical information, trails, scenic value.

Dave C: Because hammerhead lot zoning allowed on Wright Hill, there might be a higher price on the land than there would be otherwise.

Jeff C: Discussion of how to get Planning Board to revise its hammerhead zoning. Andy raised the issue of discussing the possibility with Town Counsel.

Next Meeting: Friday Nov 8th to discuss OSC recommendation on Wright Hill, minutes, Open Space Plan.

Meeting adjourned at 8:40.