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3-21-14 Open Space Committee Minutes

Attendees: Andy Magee, Jane Ceraso, Dick Hatfield, Matt Mostoller, Tom Tidman, Susan Mitchell-Hardt, Fran Portante, Franny Osman, Christa Collins, Judith Aronstein, Barbara Epstein.

Jane Ceraso kept minutes. Meeting opened at 7:35 AM

Minutes of 1/24/14 were approved

Upcoming Events: ACT Annual Meeting, Sunday March 23; MAPC Legislative Breakfast at Acton Town Hall, next Fri March 28, 8-10 AM; Mass Land Conservation Conference, Sat March 22

Update on Community Preservation Committee Wright Hill Application: Wright Hill is being presented as separate warrant article, price is 1.3 M. CPC has decided on 75% (bond) -25% (cash). Will leave 1.6 M in set aside. Finance Committee and CPC has voted unanimously in favor. Andy will give presentation at Town Meeting, will show easements and point out that purpose of purchase is public access. Purchase will require 2/3 vote. If we want to follow model of Anderson purchase need letters and promotion in advance. Jane will write letter to Beacon asap.

Update on Dunn parcel: Dick Perkins of SCT has negotiated an offer on the parcel, landowner asked 75K, Stow would get 24 acres for 50 K and place CR on parcel, sell CR to town for 25 K. ACT is meeting with them to discuss ACT participation in purchase of the Acton parcel, inclined to go for CPA funds, we will discuss this at our next OSC meeting.

Update on Stonefield Farm parcel: First step is to get appraisal on whole property, then meet w/Simeones and decide on which portions will be included. About 1/3 of parcel is wet. Christa C. will ask whether the Simeones want to do a joint appraisal (shared cost) of the whole parcel.

Update on Anderson parcel: Peter found out that Ernie isn't going forward w/development of side parcel in the near future. Ernie asked, as an aside, if town would be interested in purchasing the remainder of the property. This would be part of the PCRC so OSC not sure it makes sense to purchase it. Only about 7 acres are developable.

Update on Magoon parcel: Andy met w/Michaela Moran who is interested in purchasing the property, they discussed a number of scenarios, including the possibility of the town helping her buy it and letting her use it for agricultural purchases.

Discussion of Lazarro Property (River Street) Tom: abutters sent letter to town manager regarding use violations on property, next issue is meeting w/Lazarro to see what happens. Rick Lazarro interested in selling but price may be too high. Andy: town should do an appraisal, Tom could propose joint appraisal once Lazarro has addressed violations.

Discussion of Knox Trail – Concord Purchase. Bus depot being developed, Concord is looking at new parcel, reached agreement with property owner on 35 Knox, will give them access to WR Grace property for future development. Bulk of parking would be in Concord, site of old solid waste facility. AWD likely not interested in purchasing property with condo and activity and use limitation.

Discussion on another River St parcel: Developer is carving side of hill, neighbors have approached town about possible purchase. Will put on agenda for next meeting

Update on Open Space Plan: Public meeting on plan was successful. Pieces are coming together, land chart has been revised, ADA assessment has been completed.

Meeting adjourned at 8:45

Next Meeting – April 4, 2014, 7:30 AM (Acton Town Hall - Room 126)