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Minutes from February 8, 2013 Meeting – Open Space Committee

Attending were Peter Ashton, Jeff Clymer, Andy Magee, Dick Hatfield, and Terry Maitland

Visitors in attendance: Matt Mostoller, Dave Clough, and Susan Mitchell Hardt

Andy Magee opened the meeting at 7:35 AM.

Agenda item 1 – Review of Minutes from January 25, 2013 meeting

The minutes were unanimously approved. Peter was to send electronic copy to Jeff to file with Town Clerk.

Agenda Item 2 – Update on Wright, Caouette, Quail Ridge CR, and other parcels as available

18 Wright Terrace: No significant new developments. There continues to be some interest from NewView but that would only be for a portion adjoining Half Moon Hill. Owner of the property has been told that he needs an appraisal. There may be some interest from the Acton Housing Authority.

CR Progress: No progress on outstanding CRs. These reside with the Town Manager. Need to discuss with him as these need to move along as they are already well beyond any acceptable period for completion.

Knox Trail: Matt Mostoller from the Acton Water District (AWD) brought to the attention of the Committee a property at 16 Knox Trail that the AWD has interest in acquiring. There was an operating gravel pit on the property that is for sale and adjoins other AWD property. Appraisals had been prepared for the property (4 acre parcel) and with 3 acres that directly adjoin the AWD land (\$550,000 and \$1 M). The refinance appraisal came in at \$1.2 M. The sense of the Committee was that these amounts seemed high. There are concerns as to contaminants on the property from gasoline and diesel in underground storage tanks (USTs). Committee would want to see Phase II; potential uses might allow a joint effort between the Town and AWD but that would require more evaluation.

Agenda Item 3 – Update on Open Space Plan

Completion is expected by Spring of 2013.

Agenda Item 4 – Update on CPC filing

Committee meets next week (week of February 11).

Agenda Item 5 – Update on Anderson Parcel

Committee members have permission to access the parcel. The appraisal and 21E are assigned with an end of February date. There was some discussion of whether the

appraisal was of the full parcel or the non-PCRC portion, There was some concern that the Town didn't have the plan for the PCRC which would have resulted in a more limited appraisal. Dave Clough walked the PCRC plan to the Town Manager so we hopefully will see an appraisal of the full parcel as well as the non-PCRC portion. Committee will need to quickly move for support if this goes to Town Meeting which will require articles in Beacon as well as an update for other Town Boards and Committees.

Meeting was adjourned at 8:35 AM.