

**Acton Open Space Committee**  
**Minutes of Nov. 6, 2009 FINAL – approved Dec. 4, 2009**

Attending: Dick Hatfield, Peter Ashton, Karen O'Neill, Charlie Carlson, Terry Maitland, Jane Ceraso

Staff: Tom Tidman

Visitors: Christa Collins, Susan Crane, Susan Mitchell Hardt and Mike Gowing

Meeting was called to order at 7:27 AM

1. Minutes from October where approved with the one edit noted.
2. Caouette - 61 A notice of Intent Filed on Oct. 20<sup>th</sup>, by landowner. Triggers the 120 days deadline, if the offer is in legal acceptable form. General discussion:

Selectmen talked on Monday night about the filing and discussed some potential legal issue. The town has engaged John Avery to do the appraisal. Suggested two separate appraisals – house and land. We will not include Stonefield farm appraisal at this time. The town has the financial responsibility to do an appraisal and is required to do one if CPA funds might be used for purchase. If the appraised price is not as high as the P&S offer that the landowner has in hand, and if the town still wanted to purchase the property, the town and other entities then would have to consider how to make up the difference.

Because the deadline is Feb. 20<sup>th</sup> – the timing of this will force a Special town meeting to make the decision and appropriate funds.

At this point the OSC adjourned the meeting to go into Executive Session.

Roll call vote was taken and all voted to open Executive session.

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OSC meeting reopened

3. CPC application: OSC needs to prepare an application for open space set aside funds. Andy Magee has drafted one. There currently is ~ \$1.445 million set aside. Funds from the state received this year are about \$965,904. Additional funds in the CPC general fund ~ \$500K.

in the past we have asked for ~ \$400K. Peter Ashton noted that we have at least 3 projects that involved about \$4 or 5 Million dollars. Therefore, Peter recommends that we ask for \$500K for set aside for open space. Committee members Karen

O'Neill, Dick Hatfield, and Jane Cerasco all agreed that asking for \$500K was reasonable. Susan Mitchell Hardt voiced her concern that the OSC may be viewed as greedy. But Peter Ashton noted that there are real projects that are important and expensive. He also reminded everyone that we must attend the CPC meeting.

4. Peter Ashton also noted that we are still talking to Town Counsel about creating a set aside fund for doing appraisals. Amount asked is ~ \$25K for acquisition and appraisal.

5. Stonefield Farm: They asked that we proceed with the Caouette property first.

MOTION: Move to write up CPC set aside funds of \$500K. Seconded. VOTE: all in favor.

6. Groener CR is due. Karen O'Neill had the action item, but has not yet done the work. Susan Mitchell Hardt suggested that we hire outside help to prepare it. However, this was not deemed appropriate. Karen O'Neill promised to have it written before the next meeting. Acton conservation trust will HOLD the CR.

7. Update on Piper Lane and Piper Road.

Avery has been asked to do an appraisal on the Piper ROAD property to better understand how to make the house lot purchased conforming. Value assessed at 20K, however, the landowner is asking much more. Tom Tidman noted that maybe we should talk to landowner about a land swap. It is vitally important that we solve this since it raises concerns with the public.

8. Anderson. Peter Ashton has tried to contact Ernie Anderson and he has not responded. He will keep trying

Meeting adjourned at 8:30 AM

Placeholder meeting – 2 weeks from today. NOV. 20<sup>th</sup>.

NEXT MEETING: Friday, DECEMBER 4 , at 7:30 PM

