

**Mary deAlderete**

**From:** Karen O'Neill [koneill@massaudubon.org]  
**Sent:** Thursday, August 28, 2008 1:20 PM  
**To:** Clerk Department  
**Cc:** Open Space Committee; Andrea Ristine; Susan Mitchell-Hardt  
**Subject:** FW: Open Space final minutes from July 18 2008



To: Acton Town Clerk

The following minutes were approved by the Open Space committee on Aug. 18, 2008. Please file.

Thank you,

Karen O'Neill

**Open space committee meeting - July 18, 2008**

Attending: Dick Hatfield, Ruth Martin, Karen O'Neill, Jane Ceraso,

Charlie Carlson on the phone

Tom Tidman and Susan Mitchell Hardt

1. Piper Lane/ Great hill discussion:

- Both landowners gave OSC/Town of Acton permission to go ahead with appraisal options
- Karen ONEill had talked to Allen Foster who gave an estimate of ~6,000 – 8,000 for appraising the 2 properties. There may be economies of scale if they are both done at the same time.
- Andy Magee spoke to the Town Manager about the potential for the town to fund the cost of the appraisal
- Andy and Susan will discuss with ACT about splitting this cost at the next ACT board meeting (Aug.12)
- One of the owners – Jerry – is away now but will be back early Aug.
- (ACTION ITEM: Tom will check to see if if cost is less than \$5000, then we do not have to have 3 quotes.)
- Process for proceeding with this land purchase:
  - a. Proposal from appraiser – Karen will call him today (ACTION). Also need to get survey plans, etc from town engineering (Tom and Susan)
  - b. Get appraisal done
  - c. Based on appraisal – have price and timing discussions with landowners

à We should also consider a life estate for one of the owners – and tax relief.

Karen raised the question: Should we consider purchasing an option for this property?? Ultimately we would still need to know the price and we would need the appraisal to set price.

1. Brucewood parcels: On Tax taking list. They are prioritized parcels that Susan MH and Tom T have walked. There are 17 parcels of ~ ½ acre each. OSC decided to wait and not take action now.
2. 21 Squirrel Hill Rd. – 11.8 acres Also on Tax taking list. Discussed that these are near water district land and may be owned by a known developer. Jane will look at them. (ACTION)

8/28/2008

3. Mill Dam parcels (Keizer): Karen O and Tom T met with Barbara Keizer and Greg Higgins on July 7<sup>th</sup>. Karen told them at the time that the land was still of interest, but that OSC was prepared to pay only \$5,000 - \$10,000. They were surprised and disappointed. They said there were "other" owners involved. They had to talk to them and would get back to us. (Note: a counter offer email was sent to Andy and Karen on Aug 1<sup>st</sup>). Karen pointed out that land could not be purchased for more than appraisal price.
4. Couette: Landowner has talked to developers. She can't afford to sell the land for appraised value of ~\$300K, so she is just going to hold on to the land for now. Group discussed the option of doing a life estate deal ...some land would have to go immediately into conservation, but it could work.
5. For future consideration: CPA funds for open space, we should set aside a trust (like Housing does) in a future town meeting to be able to access funds quickly for land related purchases.

7. We will have a fall town meeting

**Next meeting: Discussion about electing a new Chair for the OSC**

**Next Meeting Aug. 15, Friday morning at 7:30 AM**