

**OPEN SPACE COMMITTEE
MINUTES
September 9, 2005**

MEMBERS PRESENT: Dick Hatfield, Andrew Magee, Charlie Carlson, Jane Ceraso, Karen O'Neill, Peter Ashton

CONSERVATION ADMINISTRATOR: Tom Tidman

Clerk: Karen O'Neill



7:36 AM Andy Magee opened the meeting

1. Voted to approve the July 15th meeting minutes.
2. Whitcomb property: Aerial Map was provided by Bob Guba. This will be delivered, along with a \$500 downpayment (from ACT) to Peter this week. Landowner has stated that he has had trouble getting the deed paperwork done.
3. Andy reported that the CPC plan was voted on last night (for 2006 procedures). The filing deadline in Nov. 14th for spring town meeting articles.
 - ACTION ITEM – for next meeting – Andy will provide a DRAFT of a letter to the CPC from OSC which will be a formal request to set aside funds for open space.
4. Donald property. The wetlands survey has been completed. We are waiting for the final report. Once that is done, Karen and Charlie will arrange to meeting with landowner and discuss an offer.
 - ACTION ITEM: Karen and Charlie will draft a simple written presentation to share with Dr. Donald.
 - ACTION ITEM: Dick will ask the local real estate lawyer about the average lot price in Acton. (Note: estimate of \$350 was discussed).
5. Faulkner land – there is 7 acres around the house which perhaps would be appropriate for a CR. Iron Horse Farm manages this property.
6. Next meeting Sept. 23, 2005 7:30 – 8:30 AM in town hall.

Meeting adjourned

**OPEN SPACE COMMITTEE
MINUTES
July 15, 2005**

MEMBERS PRESENT: Dick Hatfield, Andrew Magee, Karen O'Neill, Ruth Martin

CONSERVATION ADMINISTRATOR: Tom Tidman

Clerk: Karen O'Neill

7:35 AM Andy Magee opened the meeting

1. All were reminded to swear in with Town Clerk.
2. Minutes reviewed from June meeting and approved with one change, see final minutes.
Action item: Karen O'Neill will submit minutes to town clerk and the library.
3. Update on Rt. 2 land auction: There were 5 bidders and Haartz won the bid. The closing will be late August. They still hope to put a CR on some of the land. (Outstanding action from previous meeting: It was noted that the auction process does not allow the town enough time to respond and Peter will draft a letter to Rep. Eldridge. OSC will review at next meeting.)
4. We discussed the best way of working with the press and agreed that all calls should be directed to the Chair.
5. Whitcomb: Karen O'Neill noted that ACT was prepared to purchase the land for conservation for up to \$20K. A meeting with Peter Whitcomb was attended by Tom Tidman and Karen on July 6th. A purchase price of \$20,000 was agreed upon and Peter will begin the process of getting the deed in order.
6. Acton Day – it was recommended that ACT should consider having a table in order to fundraise for the Whitcomb land. (September 17th, 2005)
7. Donald: Karen noted that the Acton Conservation Trust (ACT) had voted to approve up to \$2000 to help Dr. Donald pay for a wetlands specialist to flag her property. Letter was sent and Dr. Donald called Tom to follow-up. She has contacted Oxbow Associates to do the wetlands flagging. NOTE: she will need an option in place by Sept-Oct.
8. Note: Proposal deadline to the CPA is Nov. 14th for spring town meeting projects.
9. CPC has asked the OSC to write a formal proposal for setting aside funds for open space purposes.
10. Next meeting: FRIDAY, SEPT. 9TH AT 7:30 IN TOWN HALL

Meeting adjourned at 8:205AM

**OPEN SPACE COMMITTEE
MINUTES
JUNE 17, 2005**

MEMBERS PRESENT: Dick Hatfield, Andrew Magee, Charlie Carlson, Jane Ceraso, Karen O'Neill, Peter Ashton

CONSERVATION ADMINISTRATOR: Tom Tidman

Clerk: Karen O'Neill

7:32 AM Andy Magee opened the meeting

Process for meeting minutes was discussed. It was noted the minutes can be sent in draft form via email to all members. And each member can individually respond and make edits to the minutes (just to clerk, not to each other). Final minutes will then be created, voted on at next meeting, and sent to Town Clerks office. (also to the Library and the Selectmen's office).

1. Dr. Donald: Previous meetings we had agreed to draft a letter to Dr. Donald indicated our interest in pursuing town purchase of property. Karen had drafted a letter, which the committee reviewed and discussed. It was noted that Acton's wetlands is very specific regarding setbacks and it would be important to know exactly where the setbacks are in order to come up with a feasible offer. Karen noted that the Acton Conservation Trust (ACT) had voted to approve up to \$2000 to help Dr. Donald pay for a wetlands specialist to flag her property.

Comments were taken on the letter and suggestions for improvement were noted. Motion was made to send the letter, with edits, to Dr. Donald. Seconded and all approved.

2. Voted to approve the May 27th meeting minutes.
3. Tom Tidman reminded us to get ourselves sworn in.
4. Whitcomb property: Update was provided by Tom who will contact Peter and set up a meeting with ACT representatives. The property is assessed at around 16K. Most of the land is very wet – particularly now – and would be difficult to walk. There is a trail connection possibility down the middle of the property to connect with other trails. The land has not been appraised.
5. Auction lands: Peter noted that Selectmen had moved to pass on potential purchase of property. Auction is likely to go forward on June 28th and we are assuming that Haartz will attend.

It was noted that the auction process does not allow the town enough time to respond and Peter will draft a letter to Rep. Eldridge. OSC will review at next meeting.

6. Andy asked about the status of some outstanding CR's – Marsh and Bertalomi. Tom Tidman will check on their status.
7. Letter from Susan Mitchell-Hardt regarding the Groener land. It was noted that land is currently ch. 61 and if they wanted additional tax relief, they may consider a CR. Peter was going to review and report back.
8. Coughlin – Asked (via Anne Forbes) to check on the status of a CR on her property.
9. Andy noted that the CPC Open Space and Recreation section was circulated and some changes were made.

10. Future land protection. Charlie noted that we should consider what other land – perhaps large projects – we should be pursuing for protection. We discussed the work that ACT does and the regular letters that are sent to landowners. However, Karen noted that working with landowners is something that all us can and should be doing.
11. Next meeting July 15th 7:30 – 8:30 AM in town hall.

Meeting adjourned at 8:20 AM

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