

## MEETING MINUTES

### Town of Acton Community Preservation Committee

September 11, 2008  
Acton Memorial Library



Attending: Roland Bourdon, Nancy Tavernier, Corrina Roman-Kreuze, Janet Adachi, Peter Berry, Ken Sghia-Hughes, Jon Benson, Tori Beyer, Susan Mitchell-Hardt, Ron Schlegel, Kristin Alexander (Assistant Town Planner) and Pat Clifford (Fin Com Observer)  
Guests: Leigh Davis Honn Anne Forbes, Judy and Robert Werner, Michaela Moran, John Chalmers and other interested citizens abutting School St. and Piper Lane.

The meeting was called to order by Chairman Ken Sghia-Hughes at 7:30.

#### I. Public Hearing for CP Plan for 2009

Ken opened the annual public hearing on the CP 2009 Plan. He made introductory remarks, explained the process and expected funding reduction for the year (65% state match) and opened up the floor for comments from the public.

Anne Forbes asked that the wording on the application deadline extension be added to the Application form and explanation on pages 22 and 23. Peter suggested that an asterisk be placed after the deadline date with a foot note from page 15 that explains the process for an extension or waiver of the application deadline.

A question was raised about the petition drive to lower the tax levy and how it would affect the CPA surcharge. If the tax levy is reduced, the 1.5% surcharge will raise fewer funds for CPA uses.

Tori asked if an expansion of the Historic Districts would be an eligible historic preservation expense, it would be an estimated \$10,000 for consultant work. It was suggested that expanding the Cultural Resource List might be a first step and that is definitely an eligible use. The need for expansion has to be documented first.

Hearing no further comments, Ken closed the hearing and the CPC voted unanimously to approve the CP Plan for 2009 as amended.

II. Minutes of July 10, 2008 were approved as corrected.

#### III. Andy Magee presentation on possible Land Acquisition Proposal

Andy Magee, chairman of the Open Space Committee and member of Acton Conservation Trust made a presentation to the CPC on a possible application for land acquisition to put before the Oct. 2 Special Town Meeting, assuming all the details can be worked out in time.

#### Summary of issues:

1. 3 parcels abutting Great Hill Conservation Area. Great Hill loop trail crosses these parcels now. Two houses included are on a private R.O.W. off School St. The Gaebels are looking to sell the family house and adjoining parcel and the Hadley-Magoons are looking to sell the family house with land. The Gaebel house is historic.
2. Both owners are in negotiations with the Town. Price dependent on appraisal. The Town cannot exceed a fair market appraisal. The Gaebels have a firm offer from a developer who would develop on hillside of up to 50 units but has an undesirable time frame contingency.
3. Potential proposal is to purchase 3 parcels including the house parcel, put an historic preservation restriction on the house and resell it at market.
4. Parcels would provide a lot of access to Great Hill, it meets almost all the requirements for land acquisition priorities.
5. Leverage of funds possible. Value of volunteer time from ACT, OSC members plus possible private fund raising to enhance the purchase price. Another abutter on School St. would donate a piece of parcel that is also currently used for a trail.
6. CPC has to bring recommended proposal to a town meeting or it will not be considered.
7. The undeveloped parcels are not in the sewer district, any development would require permission from Sewer Commissioners to enter the sewer district.
8. The Gaebels must give answer to developer by early October.
9. Appraisals were received on 9/11/08.

Ken put forth question to CPC, are we interested? If so we need an application a.s.a.p. and will need a special meeting to review and vote to recommend. The OSC is meeting Sept. 12 and will proceed to do the application if ready to go. Andy will report back to the CPC.

#### Committee questions and comments:

How can Hadley-Magoon parcel be accessed? Through School St. if developer purchased a property/house on School St. and joined the parcels.

If town meeting votes to appropriate for the purchase and the owner rejects the offer, the vote is good for 3 years so negotiations could continue.

Lots could be cobbled together for a large development.

Audience members spoke in support of purchase.

The CPC will post a special meeting for Tuesday, September 16 at 7:30PM.

#### IV. Project updates

Ken spoke to Chief Craig about the fire truck restoration work. One truck is finished, the engine has been rebuilt and the truck has been used on the road. It was unclear whether the second truck was finished. The next step is re-chroming the parts and replacing the running boards.

Kristin updated the CPC on the East Acton Village Green progress, none to date. Former EAV Committee member Dave Brown is reviewing the process for soliciting for private donations

and what changes may need to be made in the design due to the changes in the Bruce Freeman Rail Trail.

Susan reported that the Stone Chamber information board has arrived and will be installed with a ceremony later in September. The new trail work and landscaping has been completed by Boy Scouts.

Peter reported that the sub-lease for the South Acton Center parking lot has been signed so all the town parking has been approved. Berger can move ahead with financing and finding a tenant. He still needs to negotiate with Mill Corner for parking and also needs to address the HDC time limits for their approval of his plan.

Next Regular Meeting September 25 which will be workshop on application process.  
Special Meeting, Tuesday, September 16 at 7:30PM in room 204 of Town Hall to vote on land acquisition proposal.

Respectfully submitted,

Nancy Tavernier, Associate member