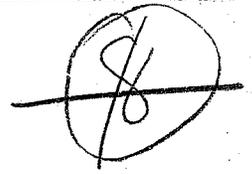


7/26/10 (13)
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Christine Joyce

From: Mike Gowing [mike_gowing@earthlink.net]
Sent: Friday, July 09, 2010 2:23 PM
To: Board of Selectmen
Subject: Morrison Farm Reuse



charter.docx (12 KB)

Regarding our walk-about & discussion of Morrison Farm Saturday, I am attaching a document that we can discuss. The attached document would go out to our potential committee members outlining what we hope to accomplish. My hope is that we can agree on the method and means for moving forward with the plan and present it Monday.

The idea behind the "blue ribbon" committee is that this implementation will likely take several years and the make-up of the BOS will change - we want to give our "charter" to a group of people who will have our clear direction to be able to carry it out in the future.

Please read and we can discuss any questions or changes y'all might like to see.

See you tomorrow!

Morrison Farm Reuse committee

Hope your day is going well. I am sending this email to you because you expressed interest in being associated with the plan for Morrison Farm reuse.

The Selectmen would like to construct a five to seven person “blue ribbon” committee to take the results of the latest revision of the Morrison Farm study and design an implementation plan. This plan should include:

- Outline of the overall plan and timeline
- Phased implementation schedule – including East Acton Village common and the Bruce Freeman Rail Trail
- Costs of each phase, both capital and operational
- Potential sources of revenue to accomplish each phase
- Decide who “owns” each phase, to maintain continuity and community communication
- Periodic benchmark presentations for the Selectmen and the Town

Obviously, this plan will take several years to implement and members of the committee may need to consider alterations of the plan as the townspeople or future needs may dictate. We appreciate your willingness to step up and put this work in – this parcel is one of the jewels of our town and we need to keep it safe and secure.

Extra Information

#8

John Murray

From: Mike Gowing [mike_gowing@earthlink.net]
Sent: Monday, July 12, 2010 4:13 PM
To: Board of Selectmen
Cc: Christine Joyce
Subject: Morrison Farm options framework for discussion
Attachments: Morrison Farm options decisions.docx

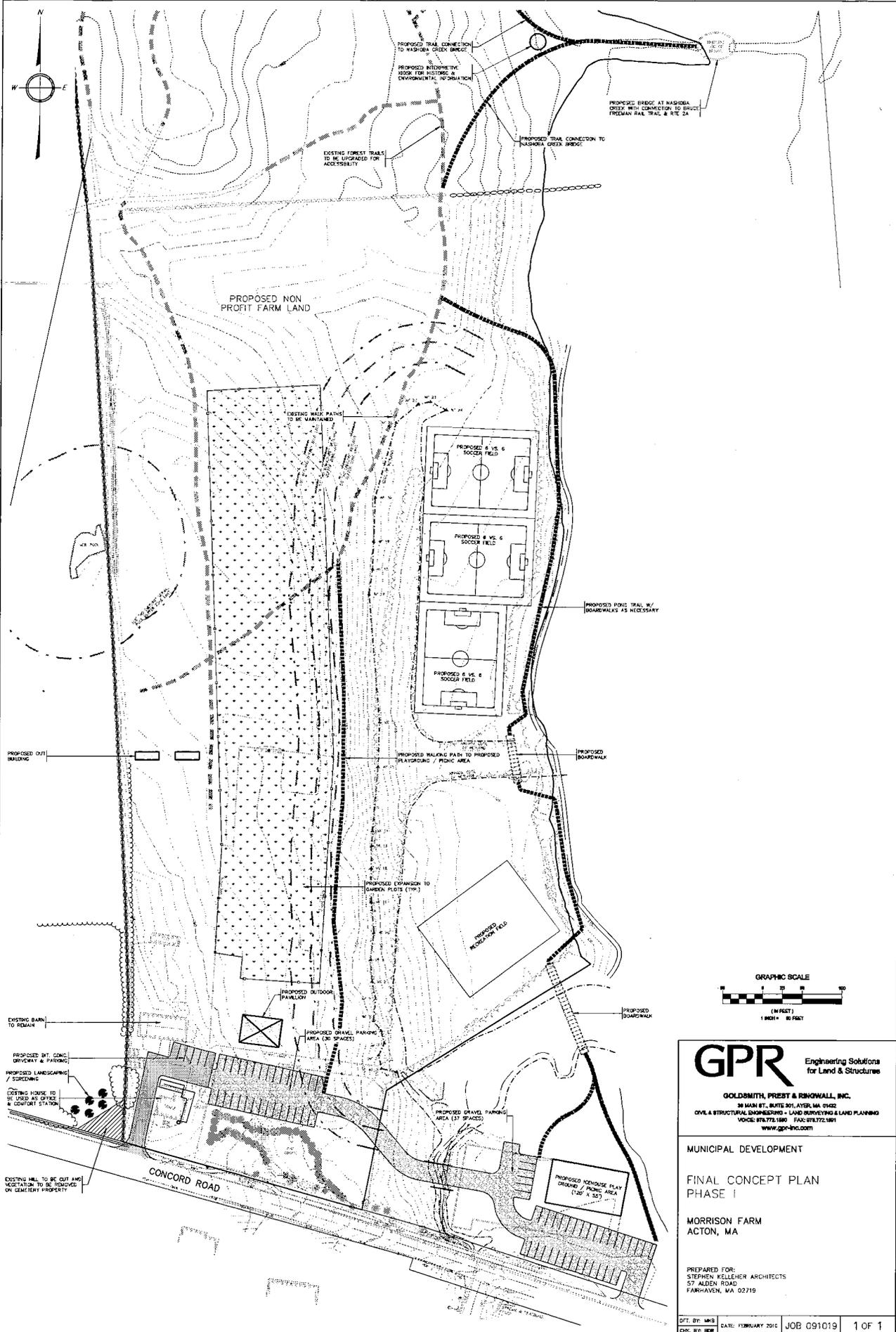
7/12/10

As we got a chance to review the property last Saturday, I would like to use the attached form as a framework for directing the "blue ribbon" committee (or, at least get a straw vote on what we think should happen with the farm). I tried to think about all our options but I may have missed some so feel free to bring up anything else you can think of I might have missed. Sorry this took so long to get in everyone's hands. Remember, this is just a guideline.

Christine, do you want to add this as a last minute addition to the pack or should I just make photocopies and hand them out at the meeting?

Morrison Farm decisions – based on recent property review and MF Reuse committee recommendations

- House – four options:
 - Leave it as is (demolition by neglect)
 - Tear it down
 - Restore it with updated modifications (bathrooms with ADA access, etc.)
 - Replace it with a new building while incorporating the look & feel of the original house from Concord Rd.
- Barn – three options:
 - Leave it as is, using it only for equipment storage
 - Tear it down
 - Replace it with a new barn incorporating features for human use
- Other outbuildings – four options:
 - Leave them as is (demolition by neglect)
 - Tear them down
 - Restore & reuse for storage, etc.
 - Some combination of the above
- Parking – three options:
 - Leave as is
 - Create additional parking in paddock & ice house pond parking area
 - Incorporate part of the cemetery wedge with enhancements to the Robbins house site
- Wooded acreage (approx. 16 acres) three options:
 - Leave as is (conservation restriction)
 - Remove part for sports fields
 - Enhance trails for handicapped access
- Farmed area – three options:
 - Leave as is, limit future growth of organic garden plots
 - Expand organic garden plots
 - Bring in a CSA non-profit farm (minimum 5 acres needed)
- Meadow – three options:
 - Leave as is (approximately 6.5 acres)
 - Reduce meadow size to accommodate sports fields, additional organic gardening/CSA and pond trail
 - Some variation of the above
- Active recreation – two options:
 - See meadow and wooded acreage options
- Playground - two options:
 - No playground
 - Playground incorporating the old ice house foundation at the corner of the ice house pond parking area.



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MUNICIPAL DEVELOPMENT

**FINAL CONCEPT PLAN
PHASE I**

MORRISON FARM
ACTON, MA

PREPARED FOR:
STEPHEN KELLEHER ARCHITECTS
57 ALDEN ROAD
FAIRHAVEN, MA 02719

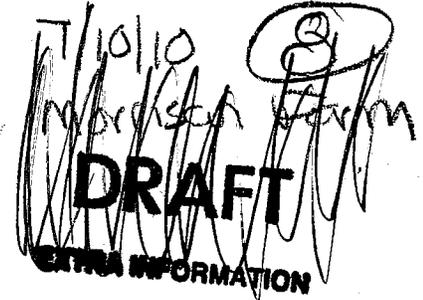
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Minutes of Morrison Farm Site Walk

Saturday, July 10, 2010 at 10:30 AM

PRESENT: Lauren Rosenzweig Morton, Chair
Michael Gowing, Vice Chair, Terra Friedrichs, Clerk, Janet Adachi

Tom Tidman, Natural Resources Director



Public Attendees: Charles and Angela Aronson
Maya Spies, Kitty and Bob Cunkelman, Alfred Shcattschneider, Ann Forbes

Tom Tidman led us on a tour of the barn and the house and discussed some of the structural issues pointed out by the consulting architect in the report. We all looked at an overview of the plan on several of the large maps. Tom then led us over to Ice House Pond along the Concord Road sidewalk. He pointed out the old Paddock Area, and indicated that this area was identified for parking because it would allow the cars to be parked somewhat below grade, and the trees that would be cut for the most part are ones that are not doing so well and would likely need to come down in the near future anyway. At Ice House Pond we walked a bit into the trail that fishermen use to walk around the pond. It goes most of the way around the pond and back toward Morrison Farm. However, it is wet in some places and would need a boardwalk to be passable. We discussed the idea of a boardwalk/trail all the way around the pond and agreed that such a path would be suitable for pedestrians but not bicycles. Our concensus was that riders on the Bruce Freeman trail would park their bicycles and walk through Morrison.

Within the foundation of the old Ice House the possibility exists of constructing a playground. East Acton has no nearby playgrounds, so a playground would be a nice amenity, especially in close proximity to the Bruce Freeman rail trail and the East Acton Village area.

We then walked back to the Morrison Farm property and toured the "wet meadow". Tom pointed out the invasive species, and explained what one typically finds in this habitat.

We walked adjacent to the organic community gardens and observed the orchard planted in honor of former State Senator Pam Resor. The possibility exists to expand the orchard. The possibility also exists to expand the organic gardens. There is a waiting list of people who would love to be given a space in there.

We then walked to the area of the proposed athletic fields. The remaining area past the orchard and the organic gardens is a grassy meadow up to the stone wall. Past the stone wall is forest.

The area around the bend in the meadow is large and flat. It is flat enough to turn into fields with little more than mowing it down to grass, and possible minor smoothing/seeding. It is now a meadow with wildflowers and is bordered by trees.

From there we walked to the forested area. Trails already exist. Easy to do a loop back to the meadow. Some trails go deeper into the woods. Tom pointed out where the old abutment of a bridge is located. The bridge if reconstructed would allow access back to the Bruce Freeman Rail Trail and Great Road.

At 11:45 AM we adjourned and drove over to the Public Safety Building for a Team Building Workshop.

Submitted by: Lauren Rosenzweig Morton