

RECEIVED
MAY - 8 2013

Acton 2020 Committee Minutes of February 27, 2013

Attendance:

TOWN CLERK, ACTON

1. Margaret Busse
2. Kat Hudson
3. Mike Shailer
4. Celia Kent
5. Roland Bartl
6. Jon Sonner
7. Kristen Domurad-Guichard
8. Charlie Mercier
9. Ken Buckland (Cecil Group)
10. Eunice Kim (Cecil Group)

(see attendance sheet)

Committee update (15min) [7:35-7:38]

- Introduction of the 2020 meeting. We need to get the neighborhood's involvement, and we have the Cecil Group to help us with this.

Debrief on Neighborhood Forum [7:39-9:30]

- Ken presented for the Cecil Group [7:39-8:09]
 - Overview of his company and team
 - Their focus on community feedback and community involvement
 - Discussion of the process
 - Examples of how this has happened in the past with other towns
- Community comments and questions [7:39-9:30]
 - Kelley's Corner land area: Privately owned = 30 acres, Public = streets and school campus
 - The community needs to first create a vision. It is not already created. We are proposing to have the townspeople create a plan with the help of the Cecil Group, rather than initially proposing a plan and having the townspeople modify it.
 - Folks issued the question of what control do we really have as a town, as we don't own the land. We discussed some of the tools we have, and Cecil group pointed out that making simple changes have a great long term impact on the business community.
 - Townsperson question: How can you propose costs when we don't know what we will be doing? – Cecil group discussed the iteration of the process.
 - Confusion about the process: when do we actually start discussing how we should build the area out.
 - What about the previous studies? Are we going to ignore all of that? (e.g., Tufts University plans) - They can be brought out, but all the previous

studies were not as complete as what we are planning. Also a new study is necessary because of the new dynamics of the town.

- What exactly do we see as a problem? Traffic, lack of sidewalks (walkability), focus/plans for the developers
- What about "transportation-hub"? How is that part of the plan?
- Why Kelley's Corner, why not the other village centers? – The town has already said during the 2020 outreach, that Kelley's Corner was the first priority of the town. Also it's the only area that has sewers, without having historic resources, so it's easier to make changes.
- Can we re-zone, and then use the tax benefit to help finance the project? - interesting idea, but we need to still do this to get the town to decide how we should re-zone.
- What is exactly the status of the lease of Kmart? We need to find this out.

- Verizon is willing to sell its hold on Kelley's Corner, as long as they get access to their wiring, which can't be moved. Also, there is land that can't be developed in the northern section of the corner.
- All of these issues should be pointed out in future presentations.

Administrative/Committee Update Continued (15 min) [9:45-10:35]

- Margaret gave an update on the FinCom meeting:
 - Still working with them to ensure that they are all on-board.
 - Will meet again with them to iron out details.
 - We need to emphasize the tax benefit of the project to address questions about the financial benefits of the project.
 - FinCom will vote on Kelley's Corner by March 12th in order to make the warrant deadline.
- Margaret talked about public outreach:
 - Everyone needs to get as many folks as possible to the meetings.
- Staffing
 - Theresa has submitted her membership application to the VCC.
 - Chris, a landowner at Kelley's Corner, is working on connecting with the other land owners.
- Talked about previous attempt at re-zoning Kelley's Corner. There were specific zoning issues that became major blockers. This needs to be clarified for the Cecil Group.
- What we need to update for next week:
 - We need to find out the lease time-line for Kmart
 - Have a list of "the problems we are trying to solve", and add that to the beginning of the presentation, as well as what the purpose of the meetings is.
 - We need to make sure that we outline exactly what we are here for, and what the plan is.
 - Need to use the other set of slides for the budget/capital.

- School Committee meeting on the 7th (same time as our meeting). John will be at the School Committee meeting, to ensure that they are in the loop with what we are doing.