

South Acton Train Station Advisory Committee

Meeting Minutes
Acton Senior Center
September 11, 2014

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Committee Members Present:

- David Martin
- Pat Clifford
- Tom Campbell
- Sean Hanley
- Bob Condon
- Michaela Moran

Committee Members Not Present:

- Peter Berry

Other Attendees:

- Cory York, Town Staff
- Bill Davies, resident
- Gordon Richards, resident

Mr. Martin called the meeting to order at 7:32pm

Comments from the Public

- None

Committee Member Update

- It was reported that Ms. Clifford is no longer a member of the Finance Committee and will be replaced with another member of the committee per the SATSAC Charter. The committee thanked Pat for her years of service to the town on the Finance Committee and SATSAC, and further appreciated her perspective and knowledge of town affairs she often brought to the conversation. We wished Pat well and welcomed her to the committee as a regular member in the future if she desired.

Gordon Richards' property possible sale

- Mr Richards spoke and indicated that he had received offers on his property. Knowing the town would be interested in potentially using the land, reached out and offered the town the first right of refusal to purchase his property.
 - Offers have come from builders looking to build 40b developments and Acton Food Pantry looking to use it as office or warehouse space.
- Mr Richards would like see something useful done with the land and the buildings, and would like to see the buildings remain as they were recently rebuilt and are in great shape. He currently uses them for his foundation business and leases a garage to the Emerson Ambulance Service.
- Mr Richards also noted that the easement that the MBTA has on the property ends in 2 ½ months.
- Ms Moran provided relevant information specific to the property from the town's website
 - 7,400 sqft buildings (total of 2 buildings)
 - 1.4 acres (2 parcels combined)

- Industrial warehouse zoning
- A long discussion followed and several potential uses for the land were outlined:
 - The town could use the building for additional town offices which would not only reduce the pressure on the town hall, but would also provide all day use of the buildings and property reducing the transient atmosphere in the area.
 - The parking for the Montuori land could be relocated to Mr Richards' property as an effort to lessen the impact on the neighborhood
 - The land could help facilitate drop off and turn around functions
 - The town and commuters have been asking for more parking and this is a great opportunity to provide that, as well as allow for a logical entrance to the south side of the train station.
- Mr Richards is meeting with the planning department in the coming days to discuss his options and the committee made a motion to provide guidance to the town in these discussions.

Motion -

The motion is to advise the Board of Selectmen to investigate uses for Gordon Richards' land and buildings (19-25 Maple St, Acton, MA) and leverage its strategic value nearby the train station, rail trail, and Couette property. The potential uses may include but are not limited to, parking for local use, managing pick up and drop off traffic flow, and public use office space.

Mr Campbell moved, Ms Clifford seconded, and the committee passed the motion unanimously.

Historical panels

- We were not able to get the photos from the Acton Historical Society scanned in time to produce the images for the MBTA to use for creation of the panels. As a result, we reviewed alternate photos, chose several replacements, and made a motion to manage their replacement moving forward.

Motion -

The motion is to change the photos previously selected by the historical panel subcommittee and provided by the Acton Historical Society with the agreed upon photos and to authorize the chairman to supply captions to the photos and substitute additional photos as necessary.

Ms Clifford moved, Mr Condon seconded, and the committee passed the motion unanimously.

Construction Update

- Construction is moving along and the installation of the Southside platform is complete. Work continues

Future meetings

- October 2nd and October 23rd

Adjourn

- Ms Moran moved to adjourn; Mr Hanley seconded. Approved unanimously. Meeting adjourned at approximately 9:03 PM.

Submitted by Tom Campbell