

EDC Minutes – 4 April 2013

RECEIVED
MAY 6 2013
TOWN CLERK, ACTON

These are the meeting minutes from the Economic Development Committee (EDC) of the Town of Acton, Massachusetts. The meeting took place on 4 April 2013 at the Acton Town Hall.

The meeting was called to order shortly after 7:30 by Nancy Dinkel.

Present: Allan Gulliver, Dave Clough, , Derrick Chin, Dick Calandrella, Nancy Dinkel

Missing: Doug Tindal, David Didriksen, Larry Kenah, Ann Chang, Chris Pappas

Summary

Public Participation – Our committee was joined by three experienced real estate developers who have a real interest in the Acton 2020 Kelley's Corner initiative. They are Mr. Chris Starr, Mr. Vincent Cuttone, and Mr. Richard Mattocks. Some of the key points made by the developers are listed below:

1. All three developers are strongly in favor of the Acton 2020 planning initiative. They are optimistic that it will enhance the quality of life for citizens living in or visiting the Kelley's Corner area – and also increase the value of their property holdings.
2. Chris Starr noted that the Acton 2020 committee will want to leverage the initial funding they have received from the Town with State funds of \$3 million or more.
3. Richard and Vincent are involved jointly on the CVS property (former Goodyear site) and about four acres of undeveloped land behind TD Bank. They envision a “mixed/multi-use” development there.
4. A major point emphasized by all three developers is the need for the Acton 2020 committee, the Town of Acton, and other stakeholders to work with and involve the developers from the very beginning of the project. This is particularly important when drafting “re-zoning” changes for the area. If the zoning rules are too restrictive, the developers may not be able to justify on economic or financial grounds large incremental investments on the land. Re-zoning initiatives must be “market tested” with the developer community as the project evolves.
5. Dick Calandrella asked if there was a detailed “Concept” drawn up for the Kelley's Corner area. It appears that Kristin Alexander (and the other Kristen) in Town Hall are starting to work on this with GIS software.
6. It's possible that the bowling alley might be sold or optioned to developers.
7. The former McDonalds site will be taken over by Panera Bread. An initial plan has been submitted to the Board of Selectman and can be found on their server.

In summary, it was a very informative and enjoyable meeting.

The meeting was gaveled to a close at about 9:20 PM.

(Minutes prepared by Allan Gulliver)