

Kelley's Corner Steering Committee

Meeting Minutes – 26 August 2015

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 26 August 2015 in the Land Use Conference Room at the Acton Town Hall.

The meeting was called to order at 7:11 am by Andy Brockway.

Present: Andrew Brockway, J D Head, Larry Kenah, Margaret Busse, Peter Darlow

Not Present: Eric Solomon, Jeff Clymer, Kat Hudson

Board of
Selectmen: Peter Berry

Planning
Department: Kristen Guichard, Robert Hummel, Roland Bartl

Meeting Summary

Breaking News

Roland Bartl informed the committee that representatives from Stop & Shop (owners of the parcel where Kmart is located) had been following the committee's work and were interested to engage with the committee. In particular, these representatives wanted to meet with KCSC the following week. (At the end of the meeting, the committee scheduled such a meeting.)

KCSC Representative to Peter Berry

One of the recommendations of the Kelley's Corner Improvement Initiative is that the Planning Board (PB) will have review responsibility for site plan special permits. Currently, the Board of Selectmen is responsible for such reviews. The BoS has asked that Peter Berry assemble a committee to examine both sides of this issue and asked that affected committees including the KCSC appoint a member to the study committee. J D Head volunteered to represent the KCSC on this committee.

The KCSC voted unanimously to support JD's appointment.

Plan Is Not Ready

After more than an hour of discussion about remaining work and upcoming meetings and presentations, we reached the conclusion that we were not ready for a public presentation on 21 September or proposed zoning changes at Fall Town Meeting.

These minutes will include some of what led us to this conclusion and describe next steps

Meeting Details

The discussion included three related but separate topics.

- **Process** – What is the process to complete the plan and other documents?
 - What is the list of documents?
- **Stable Content** – What content do we agree on and how do we include it in the plan and associated documents?
- **Remaining Questions** – What questions are we still discussing and how do we answer these questions?

Andy Brockway presented a couple of thoughts on the plan in its current state.

- Some of the sections lacked context. They failed to answer the questions related to *why* we are doing *what* we are doing.
- Can the report be fixed?

Here are some of the questions that were raised during this discussion.

- Are the incentives in the plan good enough?
- There is still a conflict between what ideas are captured in zoning regulations and what are included in design guidelines.
- Are we removing a useful incentive by eliminating the existing limited use of 0.4 FAR?
 - Do we have a better reason?
- We noted the difference between FAR (a soft limit) and building height (a hard limit).

At the end of this lengthy discussion, the committee voted to delay the final steps in the overall initiative. We realized that this might eliminate the need for Fall Town Meeting. Andy would still appear before the BoS at their 8 September 2015 meeting.

Meeting Minutes (5)

Minutes from the KCSC meetings held on

- 15 July 2015
- 5 August 2015

were approved with no changes.

Administrative Updates (6)

The committee will meet with Stop & Shop representatives on 3 September 2015 at 7:00 am.

Kristen Guichard will poll members for additional committee meetings.

In Closing

The meeting adjourned at 9:01 am.

These minutes were recorded by Lawrence J Kenah.