

Kelley's Corner Steering Committee

Meeting Minutes – 12 May 2017

Rev 2 of these minutes incorporates answers to several of my questions from Kristen. The text has been updated and yellow highlights removed as appropriate.

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 12 May 2017 in Room 204 at the Acton Town Hall.

Present: Andrew Brockway, Eric Solomon, Larry Kenah, Margaret Busse, Peter Darlow

Not Present: Bob Van Meter, Jeff Clymer

Board of
Selectmen: Peter Berry

Town of Acton: Kristen Guichard, Robert Hummel, Roland Bartl, Brendan Bettez (Planning
Department intern)

Meeting Summary

The meeting was called to order at 7:35 am by Andy Brockway.

Updates Draft Infrastructure Plans (1)

Andy Brockway gave a bit of recent history to put the infrastructure plans into context. One of the issues that was discussed was the so-called takings that might be required to support the road widening to accommodate turn lanes at the intersection as well as bike lanes.

Three locations might have a substantial impact.

- One is the creation of a right-hand turn lane in front of Bueno y Sano. The roadway could eliminate several parking places from their parking lot.
- A second impact occurs diagonally across the street where a street-side parking lot supports the brick condos as well as the law office on the corner. This lot might be reduced or eliminated.
- Article 97: Approximately 300 ft² of land area along Massachusetts Avenue is needed for a sidewalk. This parcel, located on the south side of Massachusetts Avenue just before the on ramp to Route 2 eastbound, is a part of the Great Hill conservation land. Under state law, any land acquired for conservation purposes which is proposed for another use (in this case a sidewalk) must go through an approval process. The Town must gain TM approval to seek legislative approval to change the use of land in this 300 ft² area. A TM article is being prepared for consideration at Fall Special TM.

Meetings Associated with Infrastructure Plans

There are three future meetings associated with the infrastructure plans.

- Meetings with property owners
- Pre 25% meeting hosted by the town
 - We would like to meet in early summer.
 - This meeting actually took place on 26 June 2017 (comment added on 13 August 2017).
- Formal 25% meeting
 - The formal MassDOT 25% Design Public Hearing will take place most likely in the spring.
 - GPI will be submitting the 25% plans and formal functional design report to MassDOT for review in the early fall.
 - MassDOT will need time to review, which brings us to a spring date.
 - The meeting date for the public hearing will be set in conjunction with MassDOT staff who will be hosting and running the public hearing.

We were reminded that the GPI estimate for construction costs was \$9M.

We are on the supported projects list and will know about base funding shortly.

- As of 12 May 2017 (the date of this meeting), the Kelley's Corner project was on the draft FFY18-22 TIP.
 - Acton is part of the Boston Metropolitan Planning Organization (MPO). Federal transportation dollars are divided up to states and then to MPOs within the states. MPOs are made up of elected members within our region who evaluate and decide every year on a five-year outlook for funding construction projects through an established evaluation process assisted by the MPO staff and MassDOT. TIP funding is 20% state fund and 80% federal funds.
- Shortly after this KCSC meeting, the FFY18-22 TIP was voted on 25 May 2017.
 - As a result of that vote, the Kelley's Corner Project has been programmed on the FY18-22 Transportation Improvement Program (TIP) for Federal Fiscal construction funding in FFY 22.

It is important to point out that outside sources will pay for construction but the town itself must pay for the takings associated with property acquisition. Everyone acknowledges that there are no accurate estimates for land acquisition at this time (actual details of each parcel, land value, etc).

Next Steps for Zoning Considerations (2)

We had a brief conversation about future zoning ideas led by Andy. We considered some ideas that we heard from Adam Winstanley at our 2 February 2017 meeting.

- Adam will meet with the Board of Selectmen to introduce himself.
 - This BoS meeting took place on 20 July 2017.
- Adam's initial site capacity study included a significant residential component.
- This initial site analysis and capacity study is well short of a design.
- Adam will investigate the possibility of including the Baker Whitney property in the overall project.

Andy and Kristen met with a representative of Edens (Roche Brothers, Not Your Average Joe's, etc). One comment was that a developer still needs a largely residential project to become economically viable.

The big question facing the committee is what to do next with respect to zoning. When considering this question, the committee needs to think first about the Stop&Shop property (Kmart) but needs to include the rest of Kelley's corner in its thinking.

Andy suggested that Adam should meet informally with KCSC and other committees interested in the development of Kelley's corner (Economic Development Committee, Design Review Board, etc). Andy will drive this meeting.

Approval of Minutes from Earlier Meetings (3)

No meeting minutes were approved.

Other Committee Business

Margaret asked about her membership status now that she is leaving the Finance Committee.

- Can she remain on KCSC as an unaffiliated member?
- Will FinCom appoint another member to replace her as liaison?

Future Meetings

There are no future meetings currently scheduled.

In Closing

The meeting adjourned shortly after 9:00 am.

These minutes were recorded by Lawrence J Kenah.