

These are the minutes of the EDC meeting of 6/15/2017, held in Room 9 of Acton Town Hall.

Present: Selby, Larry Kenah, Josh Fischel, Dave Didriksen, Ann Chang, Derrick Chin, Mike Majors

Absent: David Foley, Peter Daniel, Chingsung Chang

Called to Order: 7:34 pm

#### *I. Minutes, Part I*

Selby's Splendid Substitute Minutes from June 1<sup>st</sup> were approved unanimously.

#### *II. Scheduling July & August Meetings*

Larry Kenah suggests meeting on the 6<sup>th</sup> of July, but not the 20<sup>th</sup> of July, and the 3<sup>rd</sup> of August, but not the 17<sup>th</sup> of August. Selby will cancel the room on the 3<sup>rd</sup> weekends.

#### *III. 348-364 Main Street Master Planning Committee*

Dennis Dale presented a range of scenarios to the committee, and walked the land with Selby. Options ranged from an orchard to a café to satellite parking for commuters to open space to a restaurant.

The committee has stated that, if we do housing on this lot, it should be affordable housing; Selby would prefer Habitat or something similar, so we can at least get some tax revenue from it.

The sixth scenario gained the most traction with the committee included an inn, a restaurant, and an historic garden/community space for events. The inn would be *boutique*: 20-24 rooms.

The problem: the town's main argument in court against prior attempts at development at this location was that we did not want commercial use of that property. This was news to several members of our committee who serve on other committees that ought to have heard such news prior to Selby telling us. Frustration, shock, and mistrust were voiced. According to town counsel, we could proceed legally; politically, it could be more problematic.

EDC should be represented at the June 28th public forum.

Ann Chang likes these scenarios, because they are 'probable' rather than 'fanciful.'

Selby wonders about the economic viability of a 20-room inn. So how about incentivizing it, whereby we put out an RFP and offer to lease the land long-term to make an inn's land acquisition cost zero? This is only if it's not economically feasible to find a developer for an inn that small. We would still get property tax, hotel tax, meals tax, and tax on any improvements they make.

Selby has spoken with a few developers to see if there was any interest in using the land; neither was quite the right fit.

The general consensus of the EDC is that it *is* tough to get a room in the area; there is currently no hotel or inn in Acton.

#### *IV. Minutes, Part II*

Fischel's Fishy and Felonious Minutes from May 4th were grudgingly approved, too, with minor changes.

#### *V. Next Projects for EDC*

Larry turns this into a homework assignment: what are some other projects we can do, keeping in mind that we'll need a lead for each project.

#### *VI. Updates from Members*

Josh Fischel asked about the location of Alpha Motors' expansion; Selby described where it is—they've torn down everything but two walls of the former property, next to the Dunkin Donuts on Great Road by Pedal Power.

Mike Majors asks about restaurants like Panera (no progress), and the ol' McDonald's (nothing doing until the end of Kmart, which is four years maximum). Ann asks if Trader Joe's has plans to move into EMS; Selby has heard that Donelan's in Littleton might close because of Market Basket, and Trader Joe's might move there; Larry notes that Gymboree is closing stores nationwide, so could ours at Brookside Shops be among them?

Mike reports that there was groundbreaking for Minuteman Vocational School earlier this week. The school district may well not be able to move forward without a superintendent.

#### *VII. Update from Selby*

EACC meeting is next Wednesday (Economic Assistance Coordinating Council), when the TIF will be approved. This will be in Boston. Selby is going because he, like pretty much everyone else on Earth, has never been to an EACC meeting before. Unlike pretty much everyone else on Earth, he seems reasonably excited to go. That's probably why he has the job he has.

There will be a second medical marijuana dispensary permit before the Board of Selectmen soon. They've already leased a space on Great Road, north of the intersection with 27.

#### *VIII. Adjournment*

We departed this space (but not this mortal coil) at 8:47 pm.

Minutes respectfully submitted by Josh Fischel, your humble clerk.