

# Kelley's Corner Steering Committee

---

## *Meeting Minutes – 20 December 2017*

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 20 December 2017 in Room 9 at the Acton Town Hall.

Present: Andrew Brockway, Bob Van Meter, Jon Benson, Larry Kenah, Peter Darlow, Erin Bettez, Derrick Chin

Not Present:

Board of Peter Berry

Selectmen:

Town of Acton: Kristen Guichard, Robert Hummel

Guests: Tom Crowdus

### **Membership Details**

Erin Bettez, Director of Acton Boxborough Community Ed, is now a member of the Kelley's Corner Steering Committee.

### **Meeting Summary**

The meeting was called to order at 7:08 am by Andy Brockway. The primary purpose of this meeting was to talk about timing for bringing proposed zoning changes before town meeting.

### **Zoning Changes and Town Meeting**

We realized after meeting with Adam Winstanley in the previous week that there was a disconnect between Adam and the committee on when proposed zoning changes would be presented at town meeting. Adam was thinking about Spring 2018 and the committee had later dates in mind.

In this meeting, we talked about a special town meeting in early June. We also talked about waiting for an as yet unscheduled Fall 2018 town meeting. We did not reach any conclusion about timing.

Several other points were made in the context of proposed zoning changes.

- We are still unclear on exactly what changes we are proposing (the **What** to go along with the **When**).
- We need for the town to keep in mind that the focus of the zoning changes is for all of the Kelley's Corner parcels. The Kmart parcel, the focus of Adam's plan, is front and center due to the desire of Stop & Shop to pursue development once Kmart departs. This creates an incentive to put the zoning updates in place now to provide the town with a process for working with and steering Adam Winstanley's plans. This will ultimately lead to a much better outcome for this parcel's development than if current zoning is maintained.

- Peter Berry pointed out that neither Steve Ledoux nor Janet Adachi was enthusiastic about a special town meeting in June.
- The Kmart lease is over in April 2021.
- Jon Benson pointed out that the context for zoning changes is different from two years ago.
  - We now have an infrastructure project that is well into detailed planning.
  - We also know that Kmart will be gone at the latest in 2021. Change is definitely coming to this location.
- We need to include traffic impact as one more concern to address.
- The Planning Board, in coordination with the Design Review Board, is intended to become the master plan special permit granting authority as part of the proposed zoning changes.
- Andy Brockway reminded everyone that Adam's plans and whatever other plans are proposed should support one or more underlying ideas.

## Costs

Peter Berry remarked that the engineering costs "keep skyrocketing". We will have to ask Spring Town Meeting for additional funds.

- Additional engineering costs (approximately \$350k)
- Costs for appraisals (approximately \$300k)

## Engineering Costs

Kristen talked about the engineering costs. Changes to the intersection of Charter Road with Massachusetts Avenue (Route 111) represent about 70% of the cost increase.

- Realignment of Charter Road so that intersection is farther away from intersection of Massachusetts Avenue (Route 111) with Main Street (Route 27).
- Additional traffic signal at this intersection

There were additional engineering changes not associated with the Charter Road intersection.

- An additional traffic signal at the intersection of Community Lane and Massachusetts Avenue (Route 111).
  - The original plans called for a signal at the Main Street end of Community Lane.
  - This additional signal is at the other end of Community Lane, near the entrance to CVS and TD Bank.
- Engineering work associated with minimizing the impact of widening Main Street in front of Hosmer House

## Appraisal Process

Kristen described the appraisal process. There is a primary appraisal of each of the parcels of land. There is then a secondary appraisal as a check on the first. Note that this \$300k number is for appraisals only and has nothing to do with actual payment for land.

## General Discussion

Tom Crowdus, our visitor, asked about what it is that we are trying to design. He wondered where we would be in twenty years.

Andy Brockway addressed some of his concerns. Andy observed (once again) that Acton does not have a real town center. Acton is primarily identified for its excellent school system and for its open space. Kelley's Corner is our best shot to create a town center. What seems to be lacking is an identity or a set of organizing principles.

Peter Berry pointed out that, in fact, the town has created many plans in recent years. These include

- Schools
- Land use
- Acton 2020
- Housing
- Etc

Bob van Meter asked about the impact of a proposal from Governor Baker to require only 50% votes for zoning changes.

## Next Steps

Kristen agreed to create a timeline (for the infrastructure project?) for what needs to happen and when.

The committee agreed to meet again in the early morning hours shortly into the New Year.

- Tuesday, 9 January 2018, at 7:00 am

## Membership

Peter Berry reviewed the current "official" list of committee members.

- Andy Brockway (chair, Acton 2020)
- Bob van Meter
- Derrick Chin (Planning Board)
- Erin Bettez
- Jon Benson (FinCom)
- Larry Kenah (clerk, EDC)
- Peter Berry (BoS)
- Peter Darlow (DRB)

## In Closing

This meeting adjourned at approximately 8:30 am.

## Future Meetings

The KCSC will next meet on Tuesday, 9 January 2018, at 7:00 am.

These minutes were recorded by Lawrence J Kenah.