

These are the minutes of the EDC meeting of 3/15/18, the Ides of March, held in Room 9 of Acton Town Hall.

Called to Order: 7:35 pm

Present: Mike Majors, Josh Fischel, Ann Chang, Larry Kenah, Shirley Ming, Selby

Absent: David Foley, Derrick Chin, Dave Didriksen, Peter Daniel, Chingsung Chang

I. Public Participation:

Terra says hello.

II. Approval of Minutes:

Selby stood in for Steve LeDoux at the Western Association; he met someone who's running for Congress who happens to have a yacht and small hotels business; they use technology (call center) to cut down on staff to make it more affordable. He says they can do it for 24 beds; Selby says he's been told previously a hotel would need to have 60 beds to be sustainable.

Minutes were approved.

III. EDC and Town Meeting Articles:

On Article 28, board of selectmen chose to make no recommendation. FinComm chose to defer their decision.

Terra Friedrichs speaks! FinComm's concern was the potential cost of the appraisal of the cost of purchasing the KMart lot. Tom Farley from Middlesex Savings says one can do a mini-appraisal that would give us enough information for less money.

Terra said she attempted to listen to our input from the last meeting; town counsel said she could not change the language that was submitted, but she could add a summary in order to make the purpose of the article as clear as possible.

Josh Fischel asks whether this non-binding resolution would change Winstanley's plans vis-a-vis residential vs. commercial towards this property.

Fun Fact: First use of eminent domain in the US was to purchase South Market Street at Quincy Market (that's why it's wider than North Market Street). Thanks, Mike Majors! Terra counters: the Acton Water District can take any parcel of land in the town of Acton by eminent domain.

Back to this agenda item: Larry Kenah says he always wants more information, but under no circumstances does he want the town to become the owner of this land, so he doesn't know if he wants the town to incur the cost of any appraisal if we don't intend to actually buy it.

Residential development costs the town far more than commercial development does, but residential development is far more profitable for developers than commercial development is. Ah, the rub.

The committee ultimately decides not to take any official position on Article 28 at Town Meeting.

IV. Kelley's Corner Update:

The Kelley's Corner Steering Committee has been meeting with Winstanley & Associates about how to approach fall Town Meeting. Ann Chang points out that Winstanley *has* been willing to sit down and work with the town, but he still wants to make a profit in concert with Stop & Shop. The message we as the EDC want Winstanley to hear is that, if we don't see more commercial space compared with residential space, it might go down at Town Meeting.

V. Updates from Members:

None.

VI. Update from Selby:

53 River Street property group is starting to meet; Conway School of Landscape Design is working with us on that on a variety of uses: low-income senior center, fishing platform, wetland restoration, etc.

Meeting Adjourned: 8:45 pm.

The EDC will next meet on Thursday, April 5th.