

Kelley's Corner Steering Committee

Meeting with Adam Winstanley and Katie Enright

21 September 2017

Kelley's Corner Steering Committee (KCSC) hosted a presentation about possible future development of the Kmart site by Adam Winstanley (Winstanley Enterprises) and Katie Enright (Howard Stein-Hudson).

The meeting took place in Room 204 of Acton Town Hall. The meeting began at 7:30 pm.

The meeting was attended by members of several other committees including Economic Development Committee, Finance Committee, Board of Selectmen, and the Acton Community Housing Corporation.

Attendees included

- KCSC
 - Andy Brockway
 - Bob van Meter (ACHC)
 - Derrick Chin (also Planning Board and EDC)
 - Jon Benson (FinCom)
 - Larry Kenah (EDC)
 - Peter Darlow (DRB)
- Board of Selectmen
 - Joan Gardner
- Planning Board
 - Derrick Chin (also KCSC and EDC)
- EDC
 - Ann Chang
 - Josh Fischel
 - Larry Kenah (KCSC)
 - Mike Majors (FinCom)
- Town of Acton
 - Matthew Selby, Director of Land Use and Economic Development
 - Kristen Guichard, Planning Department

This is not a complete list of attendees. Two students from ABRHS attended the meeting as part of a project for their Political Science class.

Andy Brockway Overview and Context

Andy Brockway, KCSC chair, provided some initial context by describing the current state of development in Kelley's Corner.

Acton has no coherent town center. Kelley's Corner is the commercial center of town. Slides illustrated

- Boundaries of Kelley's Corner (excluding extension to the district that includes the shopping center that includes the hardware store and Julie's Place)
- Buildings in Kelley's Corner
 - Building type (single story box, single story strip, etc)
 - Building use (grocery, retail, bank, gasoline, etc)
- Existing zoning
- Development in last 20 years
 - Little new construction
 - Some renovation
- Master plan applicability (only three parcels currently exist)
 - Eden's Plaza (lower including Roche Bros. and upper including Not Your average Joe's)
 - Kmart Plaza (owner by Stop & Shop)
 - TD Bank plus CVS plus ...)

Adam Winstanley Background and Proposal

Adam described his firm as the preferred development partner for Stop & Shop. Stop & Shop owns the property where Kmart is located.

Kmart is a subsidiary of Sears. Both Kmart and Sears are struggling financially. The current lease that Kmart has with Stop & Shop expires in April 2021 with no more options for renewal. Adam and Stop & Shop have offered an early buyout of the Kmart lease but neither Kmart nor Sears was interested.

Adam presented a rough sketch of a possible mixed-use development of the existing Kmart parcel. The existing Kmart building was removed and replaced with several structures:

- two commercial buildings on Route 27 immediately across the street from Subway, Sorrento's, etc
- two residential structures behind these buildings
- another commercial or residential building next to Baker Oil close to Route 111 and Charter Road

There is a main drive through the development with a single entrance/exit (curb cut) on Route 27 and another entrance/exit (curb cut) on Route 111 slightly to the west of Charter Road.

This initial draft did not include either the Verizon plot or Baker Oil. Adam has spoken with a representative from Verizon. It would be prohibitively expensive for Verizon to relocate its infrastructure.

Questions and Discussion

How many residential units?

Approximately 100 units

Price point

Adam described a set of apartments that would be at the higher end of the price spectrum. He is not proposing a 40B project.

What about parking?

Parking would be located underneath the residential structures.

What about sewers?

Sewers were included in the overall notes created for the April 2016 town meeting. Andy pointed out that there is a difference between physical capacity of the plans and regulated capacity. If additional capacity is required but does not exceed the physical capacity of the plant, the town might seek regulatory relief.

Details

There is a difference between affordable housing and low-income housing.

Nancy Tavernier pointed out that the Town of Lincoln has kept its affordable housing between 10% and 11% and has kept out 40B projects.

These notes were recorded by Lawrence J Kenah.