



Kelley's Corner Steering Committee

Meeting Minutes

January 23, 2020

7:30 pm

Room 126, Town Hall

472 Main Street, Acton MA

Present	Andy Brockway (chair), Derrick Chin (PB), Erin Bettez, Jon Benson (BoS), Pat Clifford, Dean Charter, Chrisi Andersen
Not Present	Peter Darlow, Larry Kenah, David Manalan, and Bob Van Meter
Town of Acton	Kristen Guichard (Planning Division)

Opening

Andy Brockway opened the meeting at 7:31 pm.

Project Updates

Kristen Guichard provided project updates since the Committee last met:

- Appraisals for the property acquisitions related to the expansion of the existing right-of-way are in process. They are prepared by the Appraiser and then sent to the Review Appraiser who resolves any questions and prepares the “just compensation” report.
- Town staff and the Appraiser have met with all affected property owners (except for the owner of the Gulf gas station on Main Street) to listen to property owners’ concerns and to discuss the appraisal/acquisition process.
- Some Owners have expressed concerns about the construction process/impacts. The Town is working on a construction mitigation plan and conducted a case study to explore best practices.
- The 75% plan was submitted to Mass DOT in late December. It was slightly delayed so that it could be aligned with the Acton Water District’s plan to replace pipes. The AWD intended to do that work roughly five years after the Kelley’s Corner project, but it is being moved up so that it can take place concurrently with the road construction.
- Design changes as part of the 75% design submission to MA DOT include:



- Due to the grade (very steep), the two curb cuts from the Phillips 66 Gas Station onto Route 111 will not be consolidated.
- A strip of landscape buffer on Main Street in front of the yellow condominiums on Main Street was eliminated due to an in-ground drainage system that is in the way.
- The Town expects to receive the final appraisals in early February. MassDOT likes to see Appraisals life span around approx. 6-8 months.
- At April 2020 Town Meeting, voters will be asked to approve the funding for the acquisitions and to authorize the Town to make the acquisitions. This requires a 2/3 vote. A successful vote is important for meeting the project timeline established by the MPO (Metropolitan Planning Organization). If approved, the Town would make offers to owners in August/September with transactions happening in September/October.
- According to the funding timeline, bidding should begin in December 2021 with construction slated for the late spring/summer 2022.
- The project will go back to Town Meeting in 2021 for a vote to fund any non-participatory items (e.g. pedestrian lighting).
- An important note: The Town is undertaking an acquisition process for affected properties that abut Town roadways. There is a parallel State-run and funded process for properties along state roadways (Mass. Ave).

Discuss Public Outreach

The Committee intends to do outreach to the community in February and March to update residents on progress to date and the timeline/plan going forward. Dates will be set at the next KCSC meeting which is TBD.

The meeting adjourned at 8:56 pm.

Documents and Exhibits Used during This Meeting

- 1.23.20 KCSC Agenda
- “Kelley’s Corner Construction Mitigation Best Practices” Executive summary