



Kelley's Corner Steering Committee

Meeting Minutes

23 June 2020

7:00 pm

Zoom Video Conference

Present Andy Brockway (chair), Bob Van Meter, Christi Andersen (FinCom), David Manalan, Derrick Chin (PB), Erin Bettez, Jon Benson (BoS), Larry Kenah (clerk, EDC), Pat Clifford, Peter Darlow (DRB)

Not Present Dean Charter

Town of Acton

Sahana Purohit (Zoom audio only) and Terra Friedrichs (telephone) also attended the meeting.

Vivian Birchall from the Town of Acton provided Zoom technical support.

Opening

Andy Brockway opened the meeting at 7:02 pm.

Prologue

All open meetings in the Town of Acton that are supported by the Zoom application must begin with a prologue that provides the legal context for the meeting. Andy Brockway recited the prologue, reproduced here.

Good evening. It is 7:03 pm. This Open Meeting of the Kelley's Corner Steering Committee is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth, and the Local State of Emergency declared by the Acton Board of Selectmen and Board of Health due to the outbreak of the COVID-19 Virus.

In order to mitigate the transmission of the COVID-19 Virus, the Board of Selectmen have suspended all public gatherings, and in accordance with the Governor's Order all members of public bodies are allowed and encouraged to participate remotely.

The Governor's Order, allows public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations and/or Board/Committee votes of the meeting.



Ensuring public access does not ensure public participation unless such participation is required by law. This meeting may feature public comment.

For this meeting, Kelley's Corner Steering Committee is convening by video conference via Zoom App as posted on the meeting agenda Town's Website calendar identifying how the public may join.

Please note that this meeting is being recorded, and that some attendees are participating by video conference. Accordingly, please be aware that other folks may be able to see you and anything that you broadcast may be captured by the recording.

All of the materials for this meeting except for executive session material are available in the public DocuShare folder, and we recommend the members and the public follow the agenda as posted unless the Chair notes otherwise.

We are now turning to the first item on the agenda. Before we do so, permit me to cover some ground rules for effective and clear conduct of our business and to ensure accurate meeting minutes.

I will introduce each speaker on the agenda (if applicable). After they conclude their remarks, the Chair will go down the line of Members, inviting each by name to provide any comment, questions, or motions. Please hold until your name is called. Further,

Please remember to mute your phone or computer when you are not speaking.

Please remember to speak clearly and in a way that helps generate accurate minutes.

For any response, please wait until the Chair yields the floor to you, and state your name before speaking.

If members wish to engage in colloquy with other members, please do so through the Chair, taking care to identify yourself.

For Items with Public Comment ...

After members have spoken, the Chair will afford public comment as follows:

The Chair will first ask members of the public who wish to speak to identify their names and addresses only after first being recognized by the Chair, and will be afforded two minutes for their comment or question.

Finally, each vote taken in this meeting will be conducted by roll call vote.

At this point, the remainder of the meeting began.

Meeting Minutes

Two small changes were made to the draft minutes from the KCSC meeting that took place on 4 June 2020.

- Numbers describing the appraisal history were corrected.
- A missing word was added.



With these two changes, the minutes were unanimously approved via a roll call vote.

Town Meeting Preparation

Task List from Last Meeting

Andy went down the task list from the previous meeting. Every member had completed his or her assignments.

Jon mentioned that he had sent the information about the Kelley's Corner town meeting article to the extensive email lists that he and Sahana had developed for last year's town meeting and added to in preparation for this year's town meeting.

Video Presentation

Jon pointed out that speakers at this year's town meeting would be restricted to a five-minute presentation. But speakers were invited to provide longer presentations that could be made available before town meeting. The Kelley's Corner presentation appeared on Acton TV, YouTube, and the town Web site.

Comments from Members

Christi Andersen reminded everyone that the Acton Water District was able to take advantage of torn up roadways to include their planned maintenance through Kelley's Corner.

Larry Kenah pointed out that the Economic Development Committee unanimously supported the Kelley's Corner article and would speak in support at town meeting.

Questions to Prepare for

We have mentioned these questions before.

- What about Kmart?
 - Although the Kmart parcel is not a part of the project, someone is sure to raise the question at town meeting.
- What happened to the money that we voted for at last year's town meeting but that was not spent because the state stepped in and paid the bill?
 - Jon pointed out that the money is in effect sitting in the town's bank account.
- Is the schedule affected by the coronavirus?
 - Jon will present an updated schedule at town meeting. Although there are some minor delays in the short term, the major dates (out for construction bid in December 2021, construction begins mid 2022) remain unchanged.

Discussion

Question from Members

Bob Van Meter how appraisals stacked up against predictions. Jon Benson gave a brief history of the appraisals including major events along the way.



- The state assumed all expenses (appraisals and land acquisition) for properties along Mass Ave (a state-owned roadway).
- More recently, the state assumed all expenses for three parcels.
 - Community Lane
 - Quill & Press
 - “Upper” Edens (Acton Wine & Spirit, Not Your Average Joes, T.C. Lando’s, and additional stores)

Public Comment

Terra Friedrichs Asked a question about the sale of the Quill & Press parcel affecting the appraisals of all of the other parcels.

Jon Benson reminded all of us that there were two appraisal teams: a primary team and a review team. The appraisers were aware of the pending sale and included that information in their appraisals.

Dates, Next Meetings, and Adjournment

GPI plans to submit the 100% plan to MassDOT in September.

There is no next meeting scheduled for the committee.

The meeting adjourned at 7:41 pm. The vote to adjourn, conducted as a roll call vote, was unanimous.

Committee veterans believe that this was the shortest ever KCSC meeting.

Documents and Exhibits Used during This Meeting

This material is out of date and will be updated in a later draft of these minutes.

The agenda for this meeting and the draft minutes reviewed and approved at this meeting

- [Rev 1 KCSC Meeting Minutes 4 June 2020 Rev 1.pdf](#)
- [Agenda](#)

can be found at

<http://doc.acton-ma.gov/dsweb/View/Collection-12820/>