

Kelley's Corner Steering Committee

Meeting Minutes – 25 February 2015

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 25 February 2015 in Room 204 at the Acton Town Hall.

The meeting was called to order at 7:33 pm by Andy Brockway.

Present: Andrew Brockway, Eric Solomon, J D Head , Larry Kenah, Margaret Busse, Peter Darlow

Not Present: Bonny Nothern, Rob Bukowski

Board of Selectmen: Peter Berry

Planning Department: Kristen Guichard, Roland Bartl

Other Attendees

The Cecil Group team was represented by:

- Steve Cecil – The Cecil Group – Project Director
- Ken Buckland – The Cecil Group – Project Manager
- Jason DeGray – Greenman-Pederson, Inc – Traffic Engineering
- Colin White – Greenman-Pederson, Inc – Traffic Engineering

Meeting Summary

This meeting was initially planned to address these two subjects.

- Development Pro Forma and Concepts / Zoning
- Right of Way and Infrastructure Improvements

The Pro Forma discussion did not take place because Pam McKinney, the financial real estate consultant, was unable to attend the meeting.

Documents that support both of these topics can be found at

<http://doc.acton-ma.gov/dsweb/View/Collection-6737>

Meeting Minutes (1)

Minutes from the 28 January 2015 meeting were approved with slight modifications related to master plan.

Development Pro Forma and Concepts (2)

As noted earlier, this discussion was postponed until a later meeting.

Right of Way and Infrastructure Improvements (3)

Most of the meeting was spent reviewing proposed roadway plans for the Kelley's Corner intersections. Jason DeGray went into some detail about proposed changes to both Main Street (Route 27) and Massachusetts Avenue (Route 111). The key points of the plan include what we have been discussing for several months.

- Median strips along with additional left turn lanes
- Fewer curb cuts
- Bike lanes and wider sidewalks
- Improved landscaping

Some of the details will likely change as the project moves forward.

Here are some interesting details from the conversation.

- The left hand turn from Mass Ave into Charter Road only stretches halfway back to Prospect Street.
 - The benefits of a longer left hand turn lane did not offset the additional cost.
- J D Head suggested moving the Mass Ave crosswalk closer to Charter Road (more to the east) than farther away as suggested by Jason's drawings.
- A public seating area ("Civic Corner") is proposed at the southwest corner of the intersection.
- A second such civic corner is proposed where Community Way connects with Main Street.
- A proposed traffic light where Community Way connects with Mass Ave is off the table.
 - Earlier studies indicate that CVS does not warrant a traffic signal.
- The main entry way from Community Way into the Starbucks parking lot will be closed.
 - This creates issues that must be addressed in a next iteration of the plan.
- A bus or shuttle stop (pull off area) near the tennis courts on Route 111 is included.

Calendar (4)

We spent more than the usual thirty seconds planning our next committee meetings as well as looking for dates for two public meetings.

Committee Meetings

Here are the dates for the next couple of KCSC meetings.

- **March 11** - We revert to the second Wednesday of the month for the next meeting.
- **April 9** - Thursday (moved from Wednesday)
 - We moved our April meeting to the second Thursday just in case Town Meeting extends to a third day.
- **May 13** – We revert to regular schedule (second Wednesday) in May.

Public Meetings

We believe that we need two more public meetings.

The first meeting would be an update to present the results from our recent meetings including proposed zoning changes.

- It seems like this meeting should take place after Town Meeting, perhaps in late April or early May.
- Tentative dates for this first public meeting are Wednesday (6 May) or Thursday (7 May) depending on committee members' availability.

The second meeting should take place a few weeks before a proposed Fall Town Meeting where we would prepare the messages in support of the proposed zoning changes. We talked about sometime in September for this meeting.

We did not select a specific date for either public meeting.

In Closing

The meeting adjourned at approximately 9:50 pm.

These minutes were recorded by Lawrence J Kenah.