

Kelley's Corner Steering Committee

Meeting Minutes – 2 April 2015

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 2 April 2015 in Room 204 at the Acton Town Hall. This meeting took place in the wee hours of a Thursday morning to accommodate members' schedules.

The meeting was called to order at 7:09 am 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:

Planning Department: Kristen Guichard, Roland Bartl

Other Attendees

Nobody else joined us at this early morning meeting.

Meeting Summary

This meeting allowed the committee to meet without the consultants and discuss where we are with both infrastructure improvements and proposed zoning changes. The agenda consisted of a single item.

- Review of deliverables and preferred alternative

Meeting Details

Infrastructure Improvements

Scope

We expected that we would receive a 25% plan at the end of the current engagement with The Cecil Group. Members think that we will more likely reach the 15% level.

Funding

At the 11 March 2015 KCSC meeting, Jason DeGray offered an initial estimate for fully-loaded construction costs associated with the infrastructure improvements. This number was substantially larger than members' own estimates, formed before we fully understood the scope of the project. We spent some time in this meeting discussing how to approach presenting and funding the project. The observations that follow are an attempt to organize comments made over the course of the meeting.

- The infrastructure improvements are competing for both funds and the town's attention with a new senior center and a fire station in North Acton.
- MassWorks projects look like they are much smaller than the Kelley's Corner infrastructure improvements.
- MassWorks works best as part of a larger project.
- Many MassWorks projects look like they are tied to large housing developments (more than 200 units).
- Could we use money in the current transportation bill?
 - Those funds behave more like "feel good" money for legislators than actual targeted funds.
- Could we perhaps ask the Kelley's Corner property owners to contribute?
 - We agreed that such funding would be more symbolic than substantial.

Time Frames

- A successful MassWorks project looks like it will take about five years.
- With a federally funded project (80% Federal funds and 20% state Funds), the time frame can extend to ten years or even longer.

Phasing

When asked at the previous meeting (11 March 2015) about breaking the project into pieces or phases, Jason DeGray gave his opinion that that was not a good option. The real benefits of the infrastructure improvement would not be realized until all pieces were completed.

The committee disagreed with this opinion. During this meeting, the committee reached a consensus that we would push for the project to be structured into phases. Here are some specific thoughts related to that general principle.

- We should start at the intersection itself and work our way out in all directions.
- We could probably ignore Route 111 east of Route 27 and especially east of Community Way in the early phases.
- The proposed changes to Community Way itself seemed less compelling than the proposed changes to Routes 111 and 27.

Conversations with Property Owners

An open house for the property owners is scheduled for the morning of 14 April 2015.

Zoning Changes

- Do we need to include language that "forces" retail along with additional residential development?
- Should we include language that asserts a minimum for commercial development?

In Closing

The meeting adjourned at 8:35 am.

These minutes were recorded by Lawrence J Kenah.