

Kelley's Corner Steering Committee

Meeting Minutes – 4 June 2015

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 4 June 2015 in Room 126 at the Acton Town Hall.

The meeting was called to order at 7:13 am by Andy Brockway.

Present: Andrew Brockway, Eric Solomon, Larry Kenah, Peter Darlow

Not Present: J D Head, Kat Hudson, Margaret Busse, Rob Bukowski

Board of
Selectmen: Peter Berry

Planning
Department: Kristen Guichard, Roland Bartl

Bonny Nothern has resigned from the Kelley's Corner Steering Committee.

Kat Hudson, vice chair of Acton 2020, is a new member of the Kelley's Corner Steering Committee.

Other Attendees

There were no other attendees at the meeting.

Meeting Summary

This was another of our early morning meetings with just committee members, no consultants. We addressed two items.

- People briefly described the public workshop held on 7 May 2015.
- We discussed how to complete the final report from the committee and ensure its dissemination to all stakeholders. We focused on items that should be addressed in the final report.

Public Workshop (1)

We began with a brief discussion about the public workshop. There was some agreement that the discussion around zoning changes was rather dry, due to both subject matter and the speaker. The discussion referred to as "traffic" was more interesting on both counts, a more engaging topic and a more dynamic speaker.

Kelley's Corner Draft Plan (2)

The Cecil Group and its affiliated consultants will deliver a final report on its efforts over the past eighteen months to the town. We spent most of this meeting discussing this plan.

Outline

Andy Brockway, Roland Bartl, and Kristen had already seen a draft outline for the final report. Immediately after the meeting, Kristen sent the outline to all of KCSC for review by each member.

The final report will be written by Ken Buckland from the Cecil Group with help from his colleagues.

Sewers

We spent a few minutes on a peripheral discussion about sewers. Any development in Kelley's Corner, especially one with a residential component, will have an impact on existing sewer capacity.

- One hypothetical development scenario explored a complete replacement of all structures on the K-Mart site.
- Andy Brockway asked from the other perspective. What is the impact of sewers on any Kelley's Corner improvement effort?
- Sewers are a topic that must be addressed in the final report.

A specific connection between Kelley's Corner and extending sewers to West Acton was also briefly explored. Someone mentioned a different approach for West Acton, namely building a separate sewage treatment facility dedicated to West Acton.

Stakeholders

During the meeting, we mentioned some stakeholders who should know about the contents of the draft report before it is publicly distributed, Larry Kenah sent out this partial list the next day. (This partial list is attached to the end of these minutes.)

Committee members are asked to fill in additional stakeholders and to assign members to each stakeholder. The assigned members will be responsible for delivering the draft report to each stakeholder.

Report Content and Messages

We spent the remainder of the meeting talking about areas that should be addressed in the final report. We started with a set of short discussions.

- TRB, the developer for the new CVS, seems to be going through changes. They have become unresponsive. "Who will finish the project?"
- The CVS end game created bad feelings in Eric Solomon's neighborhood, the residential area immediately behind CVS and TD Bank.
- The master plan brings the town into discussion with a potential developer much earlier in the process.
- How does "good for Kelley's Corner" translate into "good for Acton"?
- How do we connect the zoning proposals with the more abstract principles for Kelley's Corner (walkability, sense of identity, etc)?

As a result of those discussions, we started the following list of topics that should be addressed in the final report. They are presented here in no particular order.

- Benefits of a master plan

- Impact of sewers on future development in Kelley's Corner
- CVS
 - CVS was developed outside the Kelley's Corner Improvement Initiative.
 - How can we prevent future episodes like CVS?
- Mixed use zoning

We also talked about what messages should be delivered in the executive summary of the final report. Members were asked for their ideas about key messages.

Next Steps for Traffic Engineering

What are the next steps for the traffic (congestion) parts of this project?

- Process (Mass DoT and all that)
- Funding

Homework Assignments

- Complete stakeholder list and member assignment
- Review draft outline for final report
- Complete list of messages and other important areas that must be addressed in the final report

Meeting Minutes (3)

We ran out of time and so postponed approval of minutes from 9 April 2015 and 22 April 2015.

Important Dates (4)

- The next public meeting is scheduled for 21 September 2015. Roland Bartl has sent a note to the school superintendent attempting to "reserve" this date so that the various schools do not schedule their back-to-school nights for the same date.
- Fall Town Meeting, where zoning proposals for Kelley's Corner will be presented, is scheduled for 10 November 2015.

In Closing

The meeting adjourned at 8:37 am.

These minutes were recorded by Lawrence J Kenah.

Stakeholders Contact List

The attached list (started at the 4 June 2015 KCSC meeting) lists various stakeholders who should be contacted about the contents of the draft report before the report is widely disseminated.

Please feel free to suggest additional stakeholders and to volunteer for one or more positions.

Internal Stakeholders

Stakeholder	Contact
Board of Selectmen	Peter Berry
Finance Committee	Margaret Busse
Acton 2020	Andy Brockway
Design Review Board	Peter Darlow
Economic Development Committee	
Planning Board	
Sewers	

External Stakeholders

Stakeholder	Contact
Property Owners	Roland Bartl
Kelley's Corner Businesses	
West Middlesex Chamber of Commerce	Larry Kenah
Kelley's Corner Neighbors	Eric Solomon
West Acton Business Community	