

Kelley's Corner Steering Committee

Meeting Minutes – 29 July 2015

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 29 July 2015 at the Acton Town Hall.

Present: Andrew Brockway, J D Head, Kat Hudson, Eric Solomon, Margaret Busse,
Peter Darlow

Board of
Selectmen: Peter Berry

Planning
Department: Kristen Guichard, Roland Bartl

Meeting Summary

The primary focus was a discussion of the Proposed Draft Zoning and Design Guidelines.

Discussion of Proposed Draft Zoning and Design Guidelines

Andy took some of Cecil's materials and presented several visual interpretations of the various parcels in Kelly's Corner.

- One showed KC with the existing FAR
- One showed the Master Plan Special Permit applicability with 50,000 SF lot sizes and 100 linear feet frontage. This showed that the majority of the parcels meet the required frontage and acreage.
- Another one showed the Master Plan Special Permit applicability with 50,000 SF lot sizes and 300 linear feet frontage. This showed that fewer of the parcels meet the required frontage and acreage.
- The final visual showed the height of the buildings in the KC district

Additional discussion items:

Point to emphasize: The master plan special process gives the town control that we don't have now. It also requires conformity with the design guidelines.

Current zoning allows or FAR .2 and can go up to .4 FAR. With a master plan if you have the required lot size you can choose to go up to 1.0 FAR

Roland explained the difference between a lot and parcel

Andy showed pictures of a new three-story development in West Concord and also the new development in west Acton

Roland said that he thinks at Kmart has the right to renew the lease until 2024 and that it's important to provide Stop & Shop with incentive to rebuild. He also said that if we don't go with mixed-use development we will wind up with just housing. He also reiterated what he said on July 15 that the lessons from the pro forma hypothetical developments might indicate that three stories might not be economically viable.

Lots of discussion about the feasibility of four stories in Acton. Four stories is driven by the pro forma. Questions as to whether Acton would go along with four-story buildings. Roland felt strongly that the zoning must be such as to encourage development and that the additional height is needed.

Andy asked what Plan B would look like if town meeting rejects the new zoning. No real conclusion about that.

Discussion about potential that Kelly's Corner housing would be a lot of 40 B

Someone asked if we could find out the FAR for Wayland Town Center.

Andy asked if there are ways in the design guidelines to mitigate the impact of four stories

We would like to request that Cecil take the Kmart rendering and blow it up to 1.0 FAR and also clarify 4 stories versus 3 stories

Roland pointed out that the Ace Hardware lot is also part of Kelly's corner and asked if we want that to be part of the KC overlay District

Meeting Minutes

Minutes from the 22 July 2015 KCSC meeting were approved.

Administrative Updates

The next scheduled meeting will take place on Wednesday, 5 August 2015.

These minutes were recorded by Eric Solomon.