

Kelley's Corner Steering Committee

Meeting Minutes – 3 September 2015

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 3 September 2015 in the Land Use Conference Room at the Acton Town Hall.

This was a meeting with representatives from Stop & Shop, owner of the parcel of land where Kmart is located.

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

Not Present:

Board of Selectmen: Peter Berry

Planning Department: Kristen Guichard, Robert Hummel, Roland Bartl

Stop & Shop Representatives

- Linda Costanzo – Director of Real Estate, Stop & Shop
- Adam Winstanley – Winstanley Enterprises, LLC

Other Attendees

- Steve Ledoux – Town Manager
- Steve Cecil – The Cecil Group

Meeting Summary

The meeting was called to order at 7:05 am by Andy Brockway.

KCSC Overview and Recent Developments

Andy Brockway provided some background on the Kelley's Corner Improvement Initiative. The key ingredients are

- Infrastructure improvements that reduce congestion and improve safety for pedestrians and bicyclists
- Design guidelines and zoning changes for future development in Kelley's Corner

Andy also mentioned the recent postponement of completion of the project from Fall 2015 to Spring 2016.

Stop & Shop Perspective

Linda Costanzo, director of real estate for Stop & Shop, presented a brief overview of Stop & Shop's perspective.

- They have been watching the progress of KCSC.
- The Kmart site has been "dormant for thirty years".
- The Stop & Shop parent company recently merged with the Hannaford parent company.
- The timing is right for looking at opportunities for this site.
 - Some initiative is internally generated.
 - Additional urgency comes from completion of the KCSC work.
- Emphasis is mostly on the Stop & Shop site all by itself. (Thinking did not include either the Verizon property or the Baker Oil site.)
- Adam Winstanley is a local preferred vendor of Stop & Shop.

Adam introduced himself and his company and described his role in this recent activity.

- His company leads both real estate and development projects throughout New England.
- The local office is on Baker Avenue in Concord.
- He described two large development projects in Connecticut.
- The early dates (Spring 2016) will have an effect on what Stop & Shop will do.

Adam indicated that some of his people have looked at the KCSC proposed zoning changes. He described it as really good work. They would like to provide some feedback that would, in their opinion, make the changes friendlier.

Adam also provided some feedback on mixed-use development. He cited some recent trends that he and his folks are seeing in suburbs like Acton.

- There is an emphasis on 55+ housing, driven by empty nesters and "aging baby boomers".
- People are looking for mixed use developments with improved walkability.

In the discussion that followed, there were several comments on the impact of the Kmart site. These focused on its existing state as well as its importance in future developments.

Next Steps with Stop & Shop

Toward the end of the meeting, Andy asked about next steps. Adam requested a joint meeting where his folks could discuss their comments on the existing documents.

- Adam would create a mini team to assemble comments on zoning and design guidelines.
- He would bring members of this mini team to the next meeting.

Next Steps for KCSC

The deadlines associated with Fall Town Meeting are no longer in effect but the committee still needs target dates for the remaining work with Spring Town Meeting as the culmination of our efforts. Roland Bartl listed some target dates.

- All work must be completed before the holidays.

- The public rollout will take place in January or early February (before winter school vacation)
- The Planning Board activities will take place in early March.

Andy Brockway agreed with this proposed schedule. Other members also approved this approach.

Administrative Updates (2)

Kristen Guichard will poll members for a good time to meet with some of Adam's folks in the next two or three weeks. Kristen would also look for times for the KCSC itself to meet. We would use this meeting to discuss schedule and work assignments.

In Closing

The meeting adjourned at 8:31 am.

These minutes were recorded by Lawrence J Kenah.