

# EDC Minutes – 19 November 2015

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These are the meeting minutes from the Economic Development Committee (EDC) of the Town of Acton, Massachusetts. The meeting took place on 19 November 2015 at the Acton Town Hall in Conference Room 9.

The meeting was called to order at 7:33 by David Foley.

Present: Allan Gulliver, Chingsung Chang, David Foley, Derrick Chin, Doug Tindal, Josh Fischel, Larry Kenah

Not present: Ann Chang, Bharat Shah, Dick Calandrella, Nancy Dinkel

## **Meeting Summary**

### **Public Participation (1)**

There was no public participation.

### **Meeting Minutes (2)**

The minutes from the EDC meeting that took place on 5 November 2015 were approved with no changes.

### **Board of Selectmen Report (3)**

Chingsung reported on several issues including our agenda items 4 and 5.

With regard to the AES tax abatement voted for at town meeting, Chingsung indicated that the agreement is still being drafted. The numbers associated with school bus parking are not “nailed down”. Doug Tindal repeated the argument that he made at town meeting on behalf of FinCom that the free school bus parking is needed in order to offset the loss of tax revenue.

Derrick Chin asked about paving of the parking lot, another wrinkle in this deal.

There was a discussion about whether the town or the EDC has a strategic position on tax abatements. With the sweetener of free school bus parking, this situation seems like a good deal for both sides. But what should be our response for the next request or the one after that?

Doug Tindal started to describe such a position. We requested that Doug draft his position so that the committee could discuss and endorse at our next meeting.

### **5 Strawberry Hill Road, Rapsallion (4)**

Chingsung told us that both requested permits were approved.

### **252 – 25 Main Street, 110 Grille (5)**

Chingsung mentioned some of the details associated with this site, including curb cuts and a proposed sign for the restaurant. He recommended that the EDC offer its opinion on this development.

The discussion of the 110 Grille led to a larger discussion of the entire Kmart site. Someone mentioned that Verizon has started to become more flexible on its future plans for the corner lot.

### **Re-Organization of the EDC (6)**

Larry will make some small changes and send the list of revised term expirations to Chingsung so that he can bring them to BoS for their approval.

### **Land Use/Economic Development Director (7)**

There was no update at this time.

### **Ease of Doing Business (8)**

There was no update at this time.

In the context of this agenda item, Derrick Chin reminded the committee that Mathias Rosenfeld made some progress on his West Acton project when he called a meeting of all permit organizations at the same time.

### **Acton 2020 Update (9)**

Larry Kenah provided an update on the Kelley's Corner Steering Committee.

### **Important Dates**

- 4 February 2016 – Public forum
- Last week in February – Planning Board public hearing and vote
- 4 April 2016 – First night of Spring Town Meeting

### **Activities**

- Review plan and associated documents
  - Plan itself
  - Proposed zoning changes
  - Design guidelines
- Public outreach
  - Public forum in early February
  - Spring town meeting

### **Recent Milestones**

- We have received all major sections of the plan document from The Cecil Group.
- We are still waiting for the next revision of Design Guidelines.

### **Spring Town Meeting**

- Proposed zoning changes
- Funding for completion of engineering plan for infrastructure improvements

### **EDC Mission and Goals (10)**

We agreed that we need a completed document representing our current thinking about the EDC.

We also agreed that we would complete the project selection process at our next meeting.

### **Marketing Survey (11)**

There was no update to this topic.

### **In Closing**

### **Upcoming Meetings (12)**

The next EDC meeting is scheduled for 3 December 2015.

### **Adjourn**

The meeting adjourned at 9:45 pm.

These minutes were recorded by Lawrence J Kenah, EDC Clerk.