

Kelley's Corner Steering Committee

Meeting Minutes – 18 May 2016

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 18 May 2016 in the Land Use Conference Room (Room 9) at the Acton Town Hall.

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

Not Present: J D Head, Jeff Clymer

Board of
Selectmen:

Planning Department: Robert Hummel

Meeting Summary

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

Approval of Minutes from Earlier Meetings (1)

The minutes from several earlier KCSC meetings were approved.

- January 27, 2016 (with one editorial change)
- February 24, 2016
- March 9, 2016
- March 29, 2016 (with one question answered)

Debrief from Town Meeting (2)

Andy Brockway thanked committee members for their work over the past two and a half years. Committee members in turn thanked Andy for his efforts especially in the final months before town meeting.

We spent some time rehashing the discussion and vote and concluded that three issues were biggest concerns to town meeting voters.

- Adding a residential component to Kelley's Corner
- Density of potential residential developments
 - Residential fraction as high as 75% of a development
 - Building height
- Impact of Kelley's Corner residential development on affordable housing

KCSC Moving Forward (3)

The committee discussed whether it should disband or remain in existence to assist the Board of Selectmen or the Planning Department in future activities related to Kelley's Corner. The committee members felt that we should continue to exist but with no specific agenda.

Members did volunteer to review an RFP for developing the 100% engineering plan for infrastructure improvements.

There are rumors of possible development on the Kmart site. The committee would like to offer its guidance to the town (Planning Board, Planning Department, etc) on such a development that would conform to existing zoning regulations.

The committee will meet as needed. Both Peter Berry and Selby should attend the next meeting.

We also recognized the need for new members but realize that a recruiting effort is a challenge at the current time.

Next Steps

We realized that a next set of proposed zoning changes for Kelley's Corner will not happen soon but we did make some recommendations to a successor committee the next time around.

- Changes need to be supported by the town and not appear as output from an isolated committee. In particular, a future plan needs full support from the Finance Committee.
- A future committee should work more closely with developers.
- The mix of residential and commercial should be closed to 50-50.
- The plan should include a credible story about affordable housing.

Peter Darlow indicated that the Design Review Board wants to look more closely at the base zoning for Kelley's corner. The DRB indicated that the proposed zoning changes contained lots of good ideas.

Future Meetings

There are no future meetings currently scheduled.

In Closing

The meeting adjourned at 8:20 am.

These minutes were recorded by Lawrence J Kenah.