

Kelley's Corner Steering Committee

Meeting Minutes – 22 November 2016

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 22 November 2016 in the Land Use Conference Room (Room 9) at the Acton Town Hall.

Present: Andrew Brockway, Bob Van Meter, Larry Kenah, Margaret Busse, Peter Darlow

Not Present: Eric Solomon, Jeff Clymer

Board of Selectmen: Peter Berry

Town of Acton: Matthew Selby

Meeting Summary

The meeting was called to order at approximately 7:30 pm by Andy Brockway.

The committee welcomed Bob Van Meter as its newest member.

Approval of Minutes from Earlier Meetings (1)

The committee last met on 18 May 2016. The committee once again approved the minutes from that meeting. (Those minutes were posted the following day.)

Committee Membership (2)

The committee briefly discussed its membership and reviewed the status of members. The current list of members includes the following people.

- Andy Brockway (chair)
- Margaret Busse
- Peter Darlow
- Eric Solomon
- Jeff Clymer
- Bob Van Meter
- Larry Kenah

Neither Eric nor Jeff was at this meeting. Peter Berry will contact Jeff and Andy will contact Eric about their continued participation on the KCSC.

Infrastructure Plans (3)

The work to develop infrastructure plans is underway. We had a brief discussion about this work.

We would like to arrange a meeting in late January or early February with GPI (Greenman-Pedersen, Inc) to discuss infrastructure details. Selby will contact them about attending a future KCSC meeting.

We asked how the public will be involved in this project.

Next Steps with Zoning Changes (4)

We talked about when and how to approach another zoning changes.

Peter Berry said that Fall 2017 town meeting would be asked to deal with school expenses as well as sewers in West Acton. Does the committee want to include another pass at Kelley's Corner zoning at that same meeting? Margaret suggested that the supporters of those two areas may also support zoning changes for Kelley's Corner.

In addition to timing, we also talked differences the next time around?

- What will be different this time?
- What changes will we make to the zoning changes that were proposed in Spring 2016?
- How do we craft the argument to add a residential component to Kelley's Corner?
- Adam Winstanley is looking at several options for the Stop & Shop property (location of Kmart). Selby has already met with him. What role, if any, should Adam Winstanley play?
- We need a better handle on the impact of Kelley's Corner zoning changes on sewers.
 - We had already realized that we needed to better understand the impact of additional residential properties on the town's low income housing.

Andy Brockway pointed out a different approach from last spring. Back then, we developed a set of standards and looked for what projects might develop in response to the standards. We are now thinking about looking at a specific project and developing revised standards around that project.

Future Meetings

There are no future meetings currently scheduled. Kristen will poll the committee for possible times for the committee to meet with Adam Winstanley.

In Closing

The meeting adjourned at approximately 9:30 pm.

These minutes were recorded by Lawrence J Kenah.