

These are the minutes of the EDC meeting of 3/2/17, held in Room 9 of Acton Town Hall.

Present: Larry Kenah, Dave Didriksen, David Foley, Ann Chang, Josh Fischel, Derrick Chin & Chingsung Chang

Absent: Selby

Called to Order: prior to 7:37 pm, but that's when your humble clerk arrived.

### **Public Participation:**

John Gennari (317IDAC@gmail.com) from Import Domestic Auto Center at 317 Central St. comes to describe the nature of his business, and why it would be great for them to be able to sell used cars, to stockpile some money to safeguard them against slow periods (the winter, especially). They bought the business under the impression that the previous owners had been allowed to sell used cars; it turns out they'd sold cars, but without permission. It turns out they're zoned for automotive repair, but not for auto sales. Their focus is to keep the property significantly cleaner than the previous owners did, and they're looking to be good neighbors and good citizens.

Dave Didriksen wonders why, if he can sell a car to a neighbor, then why can't IDAC sell cars under the same principle. John explains that he needs a state dealers' license, and the state requires IDAC to conform to local zoning regulations. He also can't put a 'for sale' sign on a car that's not his own personal vehicle on his business's property. They're looking to be able to sell a maximum of ten cars, though he says he doesn't think he'd ever have close to ten.

John is seeking support from the EDC, the Zoning Board, and the Planning Board in his request, which will come before Town Meeting.

David Foley asks about how John plans to deal with clean-up of materials (oil, antifreeze, etc). John says they've been inspected by the Board of Health and the State Police. John is not a resident of Acton, but his business's landlord is; both will attend Town Meeting.

There is some discussion about what our support of this article would look like: submit a note of support? Stand up and say something? David suggests we do both.

*Dave moves that the EDC support the relevant article at Town Meeting. It passes unanimously.*

### **Approval of the Minutes:**

They were passed unanimously without change.

### **Next Steps with Insulet:**

We discuss which of the ways would be most effective to share what the town would collect in taxes as a result of the tax increment financing (TIF). David asks whether the TIF would kick in when Insulet begins to work on the building, or when they complete their renovation and/or expansion. He also wants to know when the construction will begin and how it will last.

Dave warns against getting too lost in the weeds and the numbers, and that people at Town Meeting might react poorly if they feel like they're getting overwhelmed and thus bullied with information. We discussed how to be as clear as possible in the time allowed—what are the strongest arguments?

The best way we can support this effort is to show up at the public forum and Town Meeting and bring family and friends. Are we creating a fact sheet? We need to run any literature by Eva. Larry volunteers to create a first draft.

Because of the public forum on March 13<sup>th</sup>, the EDC won't meet on the 16<sup>th</sup>. Our next meeting will be on March 23<sup>rd</sup>. We will also not meet on April 6<sup>th</sup>, as it will be the

same week as Town Meeting.

**Updates from Members:**

Brookside Shops won't be on the warrant at Town Meeting; the Planning Board voted 3-3 to place the article on it, and a tie means it doesn't get on. Apparently, there are still issues with deliveries and pick-ups being made to the plaza prior to 7 am, frustrating abutters. Dave suggests that we either ask the landlords or we create an ordinance that says that, if you need to make deliveries or pick up dumpster items before 7 am, go through the front of the store, avoiding the neighbors.

Ann suggests that we should draw up a policy on TIFs. Selby will do this, but we should help out.

Adjourned at 9:13 pm

Respectfully submitted,  
Josh Fischel, Clerk