

Kelley's Corner Steering Committee

Meeting Minutes – 2 February 2017

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 2 February 2017 in the Land Use Conference Room (Room 9) at the Acton Town Hall.

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

Not Present: Jeff Clymer

Board of Selectmen: Peter Berry

Town of Acton: Kristen Guichard, Matthew Selby, Robert Hummel, Roland Bartl

Adam Winstanley was our guest at this meeting.

Meeting Summary

The meeting was called to order at 7:33 am by Andy Brockway. Since we had not met for a while and there were new members and other participants, we began with a round of introductions.

Meeting with Adam Winstanley (1)

Adam suggested that there should be a more public role in the permitting process.

He thought that we lacked more complete plans to combat misinformation back in April. He then provided some background on his interactions with Stop & Shop as well as some thoughts on Kmart. Adam has spoken with the head of real estate at Verizon about their property on the corner.

Adam then presented a revised plan for the Kmart site. He described this plan as not “terribly dense” for a plot of this size. It included two buildings made up of

- Approximately one hundred residential units
- One small restaurant
- Some retail businesses and medical offices

Eric expressed some concerns that we faced last spring and that we need to address going forward. They include

- 40B housing
- Housing for seniors
- Traffic

Andy pointed out that we are approaching this in a completely different way than we did last spring. Back then, we started with some general principles and looked for specific plans that fit into those

general parameters. More recently, we seem to be starting with specific plans and molding principles around those plans. Adam's role will also be different this time.

Margaret pointed out that we (KCSC) cannot lead the outreach effort the next time we move forward with these plans. We do not have enough capacity.

We spent some time discussing (one more time) why the vote failed last spring.

We completed this discussion by talking about low income housing and 40B developments. Andy pointed out that this is the context that will exist as we move forward with this effort. Andy also recommended that we include other town committees earlier in the game next time around.

Kristen reminded us to not neglect the impact of any residential development on sewers.

Approval of Minutes from Earlier Meetings (2)

The minutes from the most recent KCSC meeting (22 November 2016) were approved.

Next Steps for Zoning Changes and Design Guidelines (3)

Infrastructure Project Updates (4)

Kristen provided a brief update from GPI on their progress toward completing the 25% design of the Kelley's Corner Infrastructure Project.

Future Meetings

There are no future meetings currently scheduled.

In Closing

The meeting adjourned at approximately 9:00 am.

These minutes were recorded by Lawrence J Kenah.