

Kelley's Corner Steering Committee

Meeting Minutes – 13 February 2018

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 13 February 2018 in Room 9 at the Acton Town Hall.

Present: Andy Brockway, Derrick Chin, Erin Bettez, Jon Benson, Larry Kenah

Not Present: Bob Van Meter, Peter Darlow

Board of Selectmen: Peter Berry

Town of Acton: Kristen Guichard

We were joined by Adam Winstanley and two of his colleagues.

- Adam Winstanley – Winstanley Enterprises
- Barbara Green – Winstanley Enterprises
- Katie Enright – Howard Stein Hudson

Meeting Summary

The meeting was called to order at 7:05 am by Andy Brockway. The purpose of this meeting was to talk about bringing a zoning proposal to Fall 2018 Town Meeting.

Fall Town Meeting and Zoning Changes

There was a brief discussion about when such a special town meeting might take place. While no specific date has yet been chosen, conventional wisdom indicates a meeting in either October or November, subject to availability of the school auditorium.

There was a brief recap of the 5 February 2018 Board of Selectmen meeting where the BoS gave its approval for a special town meeting in the fall. Andy then gave a brief summary of the previous zoning proposal from Spring 2016 Town Meeting and some of the issues associated with that proposal.

- Residential in Kelley's Corner and its impact on the school population
- Impact of additional residential units on affordable housing
- Kmart and a segment of the senior citizens community
- Details about the zoning changes (especially building height)

Barbara Green showed a possible schedule for public outreach. Her schedule assumed a town meeting in September as a limiting case for a project schedule. The key element of her plans was three public charrettes on proposed plans for the Kmart parcel. (See later in these notes for proposed dates for three public meetings.)

Adam pointed out that something less than fully developed plans would be presented at the earlier public meetings.

Andy reminded everyone that the zoning changes would affect not just the Kmart parcel but all of Kelley's Corner and that whatever was proposed needed to fit into the overall plans for the Town of Acton.

There was some conversation about other possibilities for the Kmart parcel including 40B housing. This led the committee into a larger conversation about the implications of 40B housing for this site and for the town as a whole.

The committee asked that Adam think about other possibilities for development at the Kmart plaza than his proposed plan or a 40B development. Did someone ask about moving Acton Medical to this location? Larry Kenah asked about a hotel at this location. (A hotel is one of the possibilities being explored for the so-called Walker Property just north on Route 27, across Route 2 on the left.) Adam briefly responded that a hotel would look a lot like the Residence Inn on Baker Avenue in Concord.

Jon Benson reminded everyone that the context for proposed zoning changes is different from two years ago.

- The Kmart lease ends in early 2021. Even ignoring financial predictions, Kmart is no longer a part of plans for this parcel of land owned by Stop & Shop.
- The infrastructure improvement project is moving forward. The 25% plan was recently submitted to MassDOT. A public hearing is scheduled for the June 2018 timeframe.

Andy Brockway recommended that Adam and Stop & Shop work with Verizon so that the parking lot located on the corner become available as part of the development project while the Verizon parking area is moved "into the background".

Adam mentioned that, while Verizon cannot move its building and communications infrastructure, it might consider changing the "skin" on the building.

Public Outreach

There were several conversations about the mechanics of outreach efforts. People talked about a dedicated Web site for the project along with social media channels into interested communities. Katie Enright indicated that one of the purposes of both the Web site and social media outreach is to respond to questions.

Erin Bettez suggested a couple of venues for public education about the zoning proposals.

- We should distribute information at Spring Town Meeting.
- We should consider the senior center as a venue for one of the three public charrettes. Or we might think about a public meeting at the senior center separate from the three charrettes aimed specifically at the senior community.

Dates for Public Meetings

- First charrette on or around 26 April (the week after spring vacation)

- Second charrette in late May (per Barbara Green's schedule)
- Third charrette in September (a month later than Barbara Green's schedule)

Next Steps for This Group

- Meet again in about a month (13 March, see below)
- Select an outreach company

Aside

Adam and his colleagues left at 8:25.

Meeting Minutes

Meeting minutes were approved for the following KCSC meetings.

- 1 December 2017
- 20 December 2017
- 9 January 2018

Next Meetings

Three of these items are copied from the 9 January 2018 KCSC meeting minutes. The 13 March meeting is an addition to that list.

- Morning of 22 February – KCSC will meet by itself at 7:00 am to set public outreach timeline for the committee, decide on public outreach methods etc, and delegate tasks.
- Morning of 13 March at 7:00 am – Meet again with Adam and his colleagues (approximate date and time)
- Evening of 21 March – Public forum in Room 204 to discuss upcoming articles for Spring Town Meeting and to provide update on Kelley's Corner infrastructure project.
- 2 April – First night of Spring Town Meeting

In Closing

This meeting adjourned at 8:35 am.

These minutes were recorded by Lawrence J Kenah.