

These are the minutes of the EDC meeting of 11/15/18, held in Room 9 of Acton Town Hall.

Called to Order: 7:35 pm

Present: Mike Majors, Josh Fischel, Ann Chang, Larry Kenah, Selby, Derrick Chin, Peter Daniel, Shirley Ming, Jon Benson

Absent: David Foley, Dave Didriksen

I. Public participation: There is none.

II. Approve meeting minutes from previous meetings

- 4 October 2018: Accepted with amendments for professionalism.

III. Meet on 20 December?: There will be no meeting that day.

IV. Haartz visit on 28 November: Moved to later in the meeting, when Jon arrives. The tour will begin at 10 am. We will get goggles but no hard hats.

V. Articles for Fall Town Meeting (Jon Benson): Moved to later in the meeting, when Jon arrives. The recreational marijuana ban for the town that appeared on the ballot passed, but extremely narrowly. It will appear as an article on the warrant exactly as it appeared on the ballot. If that article fails at Town Meeting, we would move on to Article II, which would restrict zoning for recreational marijuana sellers to 2A (requires 2/3 majority); it would take effect immediately, superseding the existing temporary moratorium. If that passes, it's on to Article III, which would impose a 3% excise tax on marijuana-selling establishments. If Article II does not pass, we would move to Article IV, which would seek to extend the existing temporary moratorium, but not past June 30, 2019. There will be two medical marijuana dispensaries in town, and then two recreational shops in Westford and another one in Maynard. Selby says that the town is expecting 2,000 people at that Town Meeting.

The question now is whether the EDC will take a position on any of these measures. We previously agreed not to take a position on Question 1.

VI. Housing and Economic Development (Selby): Selby presents information on the nexus between housing and economic development. He discusses EDSAT, which is a "SWOT" (strengths, weaknesses, opportunities, threats) on paper, which will help us evaluate where we are and where we should be. So far, here's what we know:

- There's no economic development "presence" on Acton's website. Nothing points people to vacancies or advertises the benefits of doing business here.
- Acton does not have a site finder system: no information about available sites/land, lease rates, location, nearby businesses.
  - Low-Impact Development [LID] and other permitting processes could be shortened; Acton is "special permit dependent".
  - Industrial/office areas lack nearby amenities.

He elucidates where the questions Judy Barrett is using to generate her own EDSAT (the Dukakis Center, which originated the study, no longer does them), what the factors of highest importance are (led by proximity to major highways, airports, and transportation routes), and what kind of deliverables to expect. We expect to receive this report by the end of the fiscal year, in June of 2019.

What can the EDC do to help, Larry Kenah asks? Making sure that the EDC is comfortable with and confident in the EDSAT survey, Town Manager John Mangiaratti says.

Mike Majors speaks to the value of data, especially information collected beyond just surveying businesses.

For the EDC's 12/6 meeting, John and Selby will prepare the list of questions for our review.

#### VII. Kelley's Corner update (Larry)

The committee met on the morning of Wednesday, 11/14. Larry attended. A signal at Charter Road and Mass Ave. Another signal at Community Road by the Gulf station is a no, but there will be two flashing pedestrian signals nearby for high school students emerging from the woods. The town will not have to re-submit the full 25% plan again. There will also be a utility walk-through. The hope for the 25% public hearing is that it happens sometime in March, before the spring Town Meeting.

Danny Factor wants to add to the Kelley's Corner Steering Committee report. Green Acton submitted a public statement to the KCSC with regard to safety concerns, and the infrastructure plan being too car-friendly.

#### VIII. Updates from members

Derrick Chin was at the Planning Board meeting, and he reported that John Mangiaratti said Kelley's Corner is a high priority for the Town and the Select Board. Derrick says not to assume anything, and asks why not move the relevant article in front of the budget. Ann Chang says that the first night of Town Meeting should really be for the budget. She says that the coalitions that get built to support it have to appear; Jon Benson says he is well aware of this.

Ann says that the Walker Property has four proposals from Winstanley (22 single-family homes, 1500-square-foot homes with unfinished second floors), a dog park, the Housing Authority (a 31-unit building that would look like a barn), and another from Now Communities (he did an acclaimed riverside project in Concord; this would be 16 cottage-style homes). Selby says next step would be a community forum.

#### IX. Updates from Selby

Job fair for Insulet, Haartz, and AES, last Thursday at the rec center: there were probably around 50 people there; Selby estimates that the average age exceeded his. Selby is also trying to wrap Nashoba Tech into this consortium, and will be touring that facility shortly. He toured Insulet with a building inspector, and left impressed: desks that raise and lower with the press of a button, a gleaming cafeteria, extensive plantings.

X. Adjourned at 8:58 pm.

The EDC will next meet on December 6th. We will discuss housing and economic development.