

Finance Committee

Meeting Minutes

May 6, 2024

6:00 PM

Acton Boxborough Regional High School, Room 104E

Present: Christi Andersen (Chair), Jason Cole (Vice Chair), Steve Noone, Scott Sullivan, Roland Bourdon, Adam Nolde, Dave Wellinghoff, Christine Russell and Greg Jarboe

Ms. Andersen called the meeting to order.

1. Citizen's Concerns

None

2. MBTA Zoning Article

Terra Friedrichs distributed 2 documents in relation to the MBTA District Overlay Article: summary document and list of town grants

Ms. Friedrichs commented about half of the grants are for Developers/Development. What does that mean? For example, Powder Mill Place, Taviner Place and McManus Property versus "Opt X".

Summary document pages include:

- Town-by-town pushback and AG response
- Towns that have hit the town with no penalty
- Towns with plans approved but not yet at Town Meeting
- Cases in Process, SJC October ruling
- Information about Private Citizens Group
- Popular MBTA Zoning approaches

Ms. Friedrichs summarized the slides she will be presenting at Annual Town Meeting. Ms. Andersen commented about possible misleading information regarding displacing people versus not having the available space. Ms. Friedrichs gave an example of Dover Heights and the question/concern of how that property could be developed and the concern of affordable housing; a natural loss of affordable housing. Recommend wait until Fall to ensure tenants rights.

Ms. Andersen inquired about wells. A choice? Ms. Guichard answered yes a choice. Does town have any obligations to remediate PFAS on private wells? No.

Mr. Noone inquired about sewer capacity. Some of the property is in the sewer district and realizing the numbers are close. The developer would have to come up with a suitable alternate choice.

Mr. Noone asked about betterment. Ms. Guichard answered the Sewer Commissioners would have to decide.

Ms. Guichard - Adopt, town want to add or subtract, the town can go back to the drawing board and to determine compliance regarding this MBTA District overlay. Like any Zoning requirement.

Mr. Cole asked if SJC determines this language is illegal, Mr. Cole expressed concern what would the process be, and how long, would it take to get out of/unravel what had been done to date before the SJC decision.

Mr. Jarboe - affordable housing 15%? Ms. Guichard commented community has expressed interest in achieving that no less than 10% and no more than 20%.

Ms. Andersen asked what "Inclusionary Zoning" meant. Ms. Guichard answered it allows de-restriction at a certain level.

Mr. Nolde commented if Finance Committee remains at No Recommendation, he will summarize the facts at Town Meeting. He asked for the opinion of each Finance Committee member.

Mr. Jarboe commented the EDC voted in favor of Article 12 last week. They will speak in favor of it on Town Meeting floor tomorrow night.

Ms. Alissa Nicol, Select Board member, asked if Finance Committee is taking comments at this meeting. Ms. Andersen said no.

Mr. Nolde made motion to change No Recommendation to Recommendation. 5- 4 in favor, passed.

3. Annual Town Meeting Articles

Article 3: (Transfer \$221,800 from Free Cash for FY24 health insurance costs)

Mr. Noone summarized the continued concern of health insurance claims, the recent information as presented to the Acton Health Insurance Trust and how recent claims (February and March) are about 50% over projections (actuals versus projections). Ms. Fleckner did an analysis and the trend continues to show that actuals will surpass projections for the remainder of FY 24, April - June.

Claims are 24% ahead of last year. After reinsurance and rebate, the HIT will come up short. Volatility is very high.

Mr. Noone made a motion to Recommend, Mr. Jarboe seconded. 8-0-1. Mr Cole abstained.

Article 13: (South Acton Village District Overlay)

Mr. Cole asked if a first floor could be vacant commercial and upper floors residential? Answer: yes. Discussion ensued about development including mixed use, addresses parking and keeping within character of the South Acton Village.

Mr. Nolde made a motion to Recommend, Mr. Jarboe seconded, 8-1-0 Mr. Cole not recommending.

4. ALG Update

None

5. Finance Committee Business

None

Documents and Exhibits Used During this Meeting

Ms. Friedrichs MBTA zoning handout

Ms. Friedrichs List of grants

Meeting did not adjourn in order to continue to Annual Town Meeting. Meeting adjourned at approximately 10:30pm on Tuesday, May 7, 2024.