Kelley's Corner Steering Committee

Meeting Minutes – 15 August 2017

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 15 August 2017 in Room 9 at the Acton Town Hall.

Present:	Andrew Brockway, Larry Kenah, Peter Darlow
Emeritus	Margaret Busse
Not Present:	Bob Van Meter, Eric Solomon
Board of Selectmen:	Peter Berry
Town of Acton:	Kristen Guichard, Roland Bartl
Guests:	Adam Winstanley

Membership Details

Margaret Busse is no longer a member of the FinCom and, as a result, is no longer a member of the KCSC. Margaret mentioned that Jon Benson will replace her as the FinCom rep to KCSC.

We asked whether Margaret could continue as an at-large member of KCSC. Is there a vacancy?

Jeff Clymer is no longer a member of the KCSC. His name will no longer appear in these minutes.

Meeting Summary

The meeting was called to order at 7:13 am by Andy Brockway.

Minutes

We approved the minutes from the 12 May 2017 KCSC meeting. We did not approve the minutes from the KCSC meeting that took place on 2 February 2017.

Adam Winstanley Presentation

Adam Winstanley had previously met with BoS. At that meeting, there were about ten members of the community at large as well as members of the Acton Historical Society representing their concerns related to Horner House.

Adam introduced himself and described a plan of sorts for the Kmart site that addressed overall layout and proposed capacity. Some of the residential units would be "affordable".

We agreed that KCSC and Adam should meet to generate community-wide support for a proposed development project on the Kmart site. An important next step would be a meeting with related boards and committees including

- FinCom
- Planning Board
- EDC
- DRB

Andy Brockway agreed to organize this meeting.

(This meeting took place on 21 September 2017, after this meeting but before these minutes were approved and posted.)

December Town Meeting

We had a brief discussion about the issues related to Kelley's Corner that might be presented at this meeting. The primary focus of the December town meeting will be school construction. Such an audience might (or might not) work to our advantage. Three potential articles related to Kelley's Corner were mentioned.

- There needs to be a general article that authorizes the town to take land in support of the Kelley's Corner improvement initiative. Specific takings can then be approved by BoS.
  - No actual takings can occur until we have a 75% plan in place.
- There will be additional design funds required for work that was not included in GPI's original plans.
  - Additional changes associated with intersection Charter Road and Mass. Ave
  - Other additional work such as additional proposals for Hosmer House
- Article 97 and Great Hill Conservation Land
  - As a refresher, the following note appeared in the KCSC meeting notes from 12 May 2017.
  - Approximately 300 ft^2 of land area along Massachusetts Avenue is needed for a sidewalk. This parcel, located on the south side of Massachusetts Avenue just before the on ramp to Route 2 eastbound, is a part of the Great Hill conservation land. Under state law, any land acquired for conservation purposes which is proposed for another use (in this case a sidewalk) must go through an approval process. The Town must gain TM approval to seek legislative approval to change the use of land in this 300 ft^2 area. A TM article is being prepared for consideration at Fall Special TM.

Additional Random Notes

- If all goes well, we will have ballpark estimates for the Fall 2017 town meeting.
- The town got approval to talk with Edens about Community Lane.

Draft Plans for Public Infrastructure

Kristen distributed a set of notes and comments from the project information meeting that took place on 26 June 2017. We did not have time to discuss any of these comments.

In Closing

The meeting adjourned at approximately 8:15 am.

Future Meetings

There are no future meetings currently scheduled.

These minutes were recorded by Lawrence J Kenah.