



Kelley's Corner Steering Committee

Meeting Minutes

10 February 2021

7:30 pm

Zoom Video Conference

Present Andy Brockway (chair), Bob van Meter, Christi Andersen (FinCom), David Manalan, Dean Charter, Derrick Chin (PB), Jon Benson (BoS), Larry Kenah (clerk, EDC), Pat Clifford, Peter Darlow (DRB)

Not Present

Town of Acton Kristen Guichard

Opening

Andy Brockway opened the meeting at 7:33 pm.

Prologue

All open meetings in the Town of Acton that are supported by the Zoom application must begin with a prologue that provides the legal context for the meeting. Andy Brockway recited the prologue. The text of the prologue can be found in the minutes from the KCSC meeting that took place on 21 January 2021.

<https://www.acton-ma.gov/ArchiveCenter/ViewFile/Item/13986>

At this point, the remainder of the meeting began.

Meeting Minutes

Three changes were made to the draft minutes from the KCSC meeting that took place on 21 January 2021 to clarify meaning.

With these changes, the minutes were unanimously approved via a roll call vote.

New and Special Business

1. K-Mart parcel update
2. Review temporary wayfinding and branding theme for construction mitigation
3. Discuss pedestrian light pole locations



4. Project Updates

K-Mart Parcel Update

- Kristen, John Mangiaratti, Jon Benson, and Selby met with two executives from Stop & Shop.
- The guiding principle was to do what is realistic.
- An estimate of costs included
 - Approx \$6M to buy the site
 - Approx \$10M to build whatever building
- Construction costs are high so rents will also be high. Construction costs are affected by the costs of steel, lumber, and labor.
- Likely tenants would include national chain restaurants. But recent experiences of 110 Grill and Panera Bread cloud the picture.
- Target is supposedly looking at Acton but they bring a bunch of demands to the table.
- There is a potential buyer who is looking to build senior housing (graduated through assisted living to memory care) with 115 to 120 units.
- Chris Hardy was also at the meeting. He is advocating for a community center for the Kmart site. The town would buy, build, and operate the center.
- Kristen described some zoning constraints.
 - There are two separate parcels.
 - There is a list of allowed businesses.
 - The maximum height of any building is 55 feet.
 - There will be a single driveway from Main Street (Route 27) into the site.
- Andy Brockway pointed out that the parcel is already at the FAR limit (Floor Area Ratio).
- Andy also reminded us of the committee's desire to create a town center.
- Bob van Meter pointed out that recent state legislation allows zoning changes related to housing require only a simple majority and not 2/3 vote.
- Stop & Shop is still opposed to a food retailer, especially a grocery store.
- Lauren Morton pointed out that pictures are helpful in understanding proposals and requested that future proposals include pictures.
- Terra Friedrichs requested that the town hire an urban planner. Kristen replied that we did use an urban planner in 2014. Larry Kenah pointed out that we are in a different place economically than we were in 2014 (COVID, different business environment, etc).
- Chris Hardy returned to a community center and suggested that site rentals and memberships might offset some of the costs to the town.
- Another speaker asked about merging properties together (for example the bowl-a-drome and the Bueno y Sano properties). Andy reminded us that we tried aggregation to create a uniform streetscape using zoning. Andy also pointed out that the 2014 plan was based on principles that still apply.
- Bob van Meter suggested that we should perhaps revisit another urban planner exercise.



- Pat Clifford asked where we are in the master plan timeline. Kristen suggested that we are ready for a new master plan. Terra Friedrichs said that the plan was not a parcel-by-parcel examination.

Review Temporary Wayfinding and Branding Theme for Construction Mitigation

There are two topics being discussed here. One deals with construction mitigation, reducing the impact of construction on traffic (pedestrians, cyclists, and automobiles. The second deals with temporary signage to guide motorists through the intersection while construction is going on.

- The logo that we saw at earlier meetings has been updated.
- The state will pay for the printed mesh sign that will be placed on the fence across the street from the Verizon building and Baker Whitney. This is exciting news.

Discuss Pedestrian Light Pole Locations

Andy Brockway provided some background. Mass DOT will pay for the infrastructure but will not pay for the light posts. Each lamp costs approximately \$5k.

Part of the cost will be covered by the \$450k appropriated at last year's town meeting but never spent. (The state covered the design costs.) The town manager will include the cost for all 91 lamps in his capital budget.

Kristen described the approach that Andy and Peter Darlow took to reduce the cost of the lamps. They rejected an approach that would increase the distance between lamps. Instead, they would remove sections of lamps, working from the edges of each roadway toward the center. Peter added that they kept lights in commercial areas and removed them from residential areas. Their goal was to remove approximately 30% of the lights. The committee agreed that it made the most sense to install the lights now rather than at some time in the future (which might translate into never).

Christi Andersen asked about the impact of lights on residents. Kristen said that she would talk to residents one more time.

Bob van Meter thanked Andy and Peter for their work. Andy pointed out that the next step is for the budget to go to the BOS and the FinCom. Christi said any effort to "give ground" will be appreciated by the FinCom.

Project Updates

- People are going back and forth on comments received on the 100% plan.
- Some of the details are associated with construction costs, especially walls.
- There are no pending details for KCSC.
- Kristen, on the other hand, will have lots to deal with once the offer letters go out.

Logo

- Kristen will send the revised logo to members.



- We should send comments back to Andy.
- Kristen, Andy, and Peter will confer.

Query RE Changes

- Bob van Meter asked about the impact of changes to the 100% plan.
- The answer is approximately 100 square feet.

Dates, Next Meetings, and Adjournment

There is no next meeting scheduled for the committee.

The meeting adjourned at 8:57 pm. The vote to adjourn, conducted as a roll call vote, was unanimous.

Documents and Exhibits Used during This Meeting

The agenda for this meeting and the draft minutes reviewed and approved at this meeting

- [2.10.2021 KCSC Agenda.pdf](#)
- [Rev 1 KCSC Meeting Minutes 21 January 2021 Rev 1.pdf](#)

can be found at

<http://doc.acton-ma.gov/dsweb/View/Collection-13255/>