

Kelley's Corner Steering Committee

Meeting Minutes - 9 July 2014

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 9 July 2014 in Room 204 at the Acton Town Hall.

The meeting was called to order at 7:37 pm by Andy Brockway.

Present: Andrew Brockway, Bonny Nothern, Larry Kenah, Margaret Busse, Peter Darlow
Not Present: Eric Solomon, J D Head, Rob Bukowski
Planning Department: Kristen Domurad-Guichard

Meeting Summary

This was a rather long meeting during which we synthesized what we have done far and attempted to develop a set of alternatives for ourselves and then for the town. In discussing alternatives, we discussed not only content, the alternatives themselves, but also the best techniques for presenting the alternatives to a wider audience.

Attendees

The Cecil Group team was represented by:

- Steve Cecil - The Cecil Group - Project Director
- Ken Buckland - The Cecil Group - Project Manager
- Jason DeGray - Greenman-Pederson, Inc - Traffic Engineering
- Nels Nelson - The Cecil Group

Vincent Cuttome, an owner of some of the Kelley's Corner property, also attended the meeting.

Traffic and Congestion

We spent only a small amount of time discussing traffic, parking, and related topics. We did learn that parking structures make no economic sense in today's market conditions. Kelley's Corner will continue to rely on surface parking.

We also repeated the point that this effort will not attempt to solve the regional traffic problems associated with Route 2 access.

Approach

We will start with what we would like to happen (expressed at this stage as a small set of alternatives). We will then make zoning recommendations to help guide the end results. We stressed the importance of flexibility, recognizing the difference between design guidelines and zoning rules.

Andy Brockway repeated his earlier point that we need to describe not just what we want but why we want what we want.

Principles

Steve Cecil argued that we should develop a set of principles on which our selection of alternatives for Kelley's Corner will be based. He presented a draft list for comment and discussion. The following abbreviated list provides examples of these principles.

- Most sites are not likely to significantly change in the short term.
- Significant change can be anticipated on a few large sites and areas over the long term and could be managed with Town regulatory standards.
- Major restructuring of the Route 2 access network would be required to reduce or redirect regional traffic and is beyond the scope of this planning initiative.
- Local access routes within Kelley's corner could be improved to make it easier for residents and patrons.
- The entire area should be attractive and safe for pedestrians.
- The total amount of parking provided in the area should not exceed that which is required to support the uses.
- Redevelopment of private property will be accomplished through private market mechanisms.
- Zoning should be revised to the extent needed to accomplish these land use development principles.

Alternatives

As we discussed alternative approaches, we examined a series of pictures, both photographs and computer generated images, to describe these alternatives. We looked at the following three approaches.

- Landscape Corridors, Village Blocks
- Village Corridors (aka Buildings on the Street)
- Connecting Fabric

Key Concept

Route 27 and Route 111 are not "main streets" in the usual sense of the term. The traffic volume on both roads is way too high. They might look like main streets and they might feel like main streets but they are main streets.

Homework Assignment

Each member will go over the draft list of principles and send comments to Kristen.

Committee Business

The minutes from 11 June 2014 were approved with one minor edit.

In Closing

The meeting adjourned at 10:50 pm.

These minutes were recorded by Lawrence J Kenah.