

Kelley's Corner Steering Committee

Meeting Minutes – 29 March 2016

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 29 March 2016 in the Land Use Conference Room (Room 9) at the Acton Town Hall.

Present: Andrew Brockway, Larry Kenah, Margaret Busse, Peter Darlow

Not Present: Eric Solomon, J D Head, Jeff Clymer

Board of
Selectmen: Peter Berry

Planning
Department: Kristen Guichard

Meeting Summary

The meeting was called to order at 7:07 am by Andy Brockway.

Minutes (1)

No minutes from earlier meetings were approved at this meeting.

Warrant Articles (2)

The Kelley's Corner Zoning Bylaw appears first on the town warrant (Article 22). The article to provide funding for the 100% engineering design immediately follows (Article 23). While the expectation is that the two articles will be discussed first thing on the second night, there is a possibility that the disposition of earlier warrant articles will cause the two Kelley's Corner articles to be discussed on the first night of town meeting.

The initial discussion about the two articles was what the committee would recommend if the first article (zoning) failed to receive a two thirds vote. There was some sentiment from elsewhere that the second article should be pulled from town meeting discussion. The committee disagreed and felt strongly that the vote on funding was not directly tied to the zoning changes and should proceed.

Larry Kenah moved that the committee recommend that Article 23 (funding for engineering plan) proceed to a vote at town meeting independent of the fate of Article 22 (zoning). The vote was 4-0 in favor of the motion.

Town Meeting Presentation (4)

We spent a few minutes talking about the town meeting presentation. Andy Brockway showed a draft set of slides. The set contained several pictures that he will pull from the final set of slides. We focused on the high level messages that we want to stress.

Andy indicated that his talk will focus on aspirations for Kelley's Corner and not details. This is an opportunity for the town to make a choice about future development in Kelley's Corner. The likely alternative should these proposals fail is the status quo.

His key points on the zoning article will stress two related points.

- The zoning changes were informed by input from the community at several public forums and smaller meetings with key stakeholders.
- The zoning changes will provide incentives for developers.

While the most important part of the proposed zoning changes is the master plan, there are also specific changes that apply to all of Kelley's Corner.

The most recent iteration of the fiscal analysis is a slightly negative result. Andy used this to stress that the Kelley's Corner Improvement Initiative is way more than a financial investment by the town.

Final Outreach (3)

Peter Darlow indicated that Holly Ben-Joseph was writing a letter to The Beacon in support of the two articles. (This letter subsequently appeared in the 31 March 2016 edition.)

We wondered whether we should send out a link to the video one more time. (We later chose that this step was unnecessary.)

A question was raised about whether Jeff Clymer would speak in support of the zoning article at town meeting, either as chair of the Planning Board or simply as a private citizen. There was a brief discussion about others who might speak at town meeting in support of either article.

Next Meetings

There are no future meetings currently scheduled.

In Closing

The meeting adjourned at 8:12 am when Peter Darlow left.

These minutes were recorded by Lawrence J Kenah.