

# MINUTES OF EDC MEETING NOV 01, 2018

By Derrick Chin, EDC Member

Members attending: Jon Benson (Board of Selectman), Ann Chang, Derrick Chin, Larry Kenah (Chairman), Shirley Ming, Selby (Director Land Use and Economic Development).

Public Participation: Terra Friedrichs showed up at 7:40PM.

Meeting opened at 7:31PM in Room 9 at Town Hall.

## Approving Previous Meeting Minutes

Skipped.

## Haartz Tour by EDC

Arranged by Jon Benson. Possible dates were 11/14, 11/16, 11/27, 11/28. **Editor note. A date prior to Thanksgiving was selected at this meeting but subsequently changed to 11/28 at 10AM.**

## Acton Area Manufacturing Collaborative

Selby distributed two one-page documents, 1) Description of Acton Area Manufacturing Collaborative and 2) Job Fair, partnering with MASSHIRE.

## **2018 Manufacturing Day**

Selby arranged a field trip for students and faculty from Minuteman Regional Vocational Technical High School to tour Acton companies Haartz and AES on Oct 05, 2018.

## **Haartz**

Selby showed videos of his interviews with COO, Doug Sieber, and Plant Manager, Mike Krupski. Mike is shown leading 35 students and faculty on the tour. Students are studying robotics at Minuteman. A Haartz summer intern started out at Minuteman learning how to weld. Works five 12 hr shifts/wk at \$13/hr, including 4 hr overtime every shift. Equivalent to \$51K/yr including health insurance. Previously was in a welding program at Assabet Regional Vocational Technical.

## **Associated Environmental Systems (AES)**

Selby showed a video of his interview with CEO, Beran Peter.

## **Insulet**

Will participate in Manufacturing Day in 2019.

## **Job Fair**

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Scheduled for Nov 08, 2018 with Insulet, Haartz and AES. 1PM to 4PM at 50 Audubon St. (Old Senior Center). Open to anyone, not just vocational students.

## Articles for 2018 Special Town Meeting on Dec 03, 2018

Local Initiative for Nov 06, 2018 Election. Articles for Dec 03, 2018 Special Town Meeting

Reported by Jon Benson of BOS

One Local Initiative Question 1.

Four Articles. All on marijuana.

### **Local Initiative Question 1 to be voted on Nov 06, 2018 Election.**

A majority YES vote will result in a full ban on recreational marijuana establishments in Acton.

#### **Article 1**

Wording identical to Local Initiative Question 1. A majority YES vote will result in a full ban on recreational marijuana establishments in Acton.

**Both Question 1 and Article 1 must be voted YES to be approved.** Mass. Attorney General has up to 90 days to approve ban.

#### **Article 2**

If either Question 1 or Article 1 fails to pass, Article 2 needs 2/3 YES vote to pass. Article 2 amends the zoning by-law to regulate the time, place and manner of the sale of recreational marijuana.

#### **Article 3**

If either Question 1 or Article 1 fails to pass, Article 3 needs majority YES vote to pass. Article 3 would permit the town to impose a local excise tax of 3% on the retail sales of marijuana.

#### **Article 4**

Requires 2/3 YES vote to extend existing (expires Dec 31, 2018) temporary recreational marijuana moratorium up till Jun 30, 2019. Article 4 covers two scenarios. Scenario 1. Article 1 passes, extends the moratorium until Mass AG takes up to 90 days to approve the general by-law. Extended moratorium would terminate on the day of Mass AG approval. Scenario 2. Both Articles 1 and Article 2 fail and time is needed to put in place zoning regulations. The extended moratorium would expire on approval of the zoning regulations (e.g. at 2019 Annual Town Meeting), but in no event later than Jun 30, 2019.

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Ann Chang says Local Initiative Question 1 was not communicated by BOS.

EDC voted to have no position on Articles 1, 2, 3 and 4.

Terra Friedrichs encourages EDC to back a NO vote on Article 1.

### **Kelley's Corner Steering Committee (KCSC) Meeting on Oct 09, 2018**

Reported by Larry Kenah

Kristen Guichard (Acton Senior Town Planner) reported that Roland Bartl (Acton Dir of Planning), Kristen, John Mangiaratti (Acton Town Manager), Selby and Corey York (Acton Director of Public Works) met with District 3, Boston Metropolitan Planning Organization (MPO). The following feedback is from Mass DOT review of Kelley's Corner Infrastructure 25% design submission.

#### **Feedback 1.**

**Bricks on sidewalk and buffer strips too expensive; 10X greater than asphalt.**

KCSC alternative is plain, unstained concrete for sidewalks, but keep bricks or grass for buffer strips.

#### **Feedback 2**

**Lighting too expensive. Prefers cheaper fixtures.**

KCSC alternatives

Acton could pay for cost of more decorative fixtures exceeding Mass DOT limit.

Cover less area with light poles.

Increase pole height from 12 ft to 15 ft.

Reduce # of poles from 145 to 100.

#### **Feedback 3**

**Retaining Walls on both sides of Mass Ave in area of Roche Bros parking lot too expensive.**

Acton Planning staff came up with a less expensive alternative that got rid of the retaining wall supporting Roche Bros parking lot, but moved the sidewalk to Mass Ave curb with no buffer between sidewalks and Mass Ave.

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The retaining wall on the South side of Mass Ave further east of CVS was also resolved.

### **Blinking Pedestrian Lights**

One in front of Hosmer House where students cross Main St, usually without looking.

A second at Main St and Community Lane.

### **Charter Road and Mass Ave Traffic Light**

Mass DOT agreed to a traffic light because of very strong support from Acton residents and officials.

### **Decertifying AES from State and Local Tax Credits**

AES has not met their commitment to increase their employment from 55 to 120. Selby met with a 3-people EACC panel and told them that Acton did not want to decertify AES from the Local Tax Credit. Of the 5-year Special Tax Assessment (STA) with 100% first-year tax abatement of approx \$50K, only the fourth-year tax abatement of \$12.5K remained. Selby is encouraged that AES would eventually meet the employment increase target since AES annual revenue was on track for \$15M to \$20M over the next few years. Derrick supported Selby's position and elaborated that the total tax abatement was \$125K spread over 4 years (100%, 75%, 50 %, 25%). The 5<sup>th</sup> year is zero tax abatement. The remaining \$12.5% is slightly more than the annual tax revenue from one average Acton single family residence.

### **Holy Grail Restaurant**

Selby said HG discussed possibly adding a deck. HG recently replaced defunct Tailgaters. Startup issues turned out to be a big mess and costly to HG owner. The landlord had not winterized HG portion of the building. Pipes burst and flooded the business next door. Insurance had been purchased under a name different from the restaurant. A professional should have been hired.

**END**