

# Acton 2020 Committee

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FEB 15 2013

Minutes 01/16/2013 8:00pm-11:00pm

Acton Town Hall Rm 46  
TOWN CLERK, ACTON

**CHAIR** Margaret Busse  
**NOTE TAKER** Michael Shailer  
**ATTENDEES** Margaret Woolley Busse, Celia Kent, Mike Shailer, John Sonner, Roland Bartl, Kat Hudson, Chris Starr, Kristen Domurad-Guichard

## Objective

### Action Items

- Kat will write email to reach out to developers
- Reach out to business/property owners to write letters to BoS – Roland/Kristen
- Chris will reach out to Stop & Shop
- Margaret will write letter on behalf of Acton 2020
- John will reach out to Pam – To liaison with Charlie if can get volunteers approved

### Notes

- Introduction of Chris Starr
  - Chris owns property on corner of 27/111
  - Chris was not original building owner, but purchased the space with a vision for tremendous potential in Kelley's Corner
  - Current occupants, Bueno y Sano; lease provisions for eventual relocation
  - Frozen Yogurt
- Board of Selectmen Meeting Discussion
  - Reviewed capital request
  - Decision date for budget inclusion: January 28
  - Chris involved with Trapelo road redevelopment (MassWorks), familiar with process; Chris also knows Stop and Shop real estate owners, can reach out to bring into conversation
  - Land could be filled in wetlands from Culver Brook; assess in engineering plan
  - Margaret noted helpfulness of speakers in forming critical support and importance, including support from Maddox
  - Discussed Fincom feedback – no public infrastructure
  - Selectman put the warrant together – decide separate vs together
  - Feedback
    - Went Well
    - Dave Clough thought should start small
      - Build committee up
      - Worried that will get distracted from other goals
  - John reviewed BoS perspective
    - Negotiation with FinCom for tapping into \$2M reserve; FinCom wants \$1.5M, so much mind closing the gap
    - Steve Ledoux reviewed budget and how to proceed
  - Chris believes people are waiting for right conditions to invest in Kelley's Corner. Keys to success are transformative, rather than incremental, approach. Investment is required to lay groundwork. One hurdle to commercial tenants is traffic, which can be addressed with MassWorks.
    - Discussion on income assessment

- Value goes up when area is better
  - Municipal costs go down
- Have developers send letters to make pitch
  - Budget is tracking to be tighter next year
  - Next BoS is 1/28
  - ALG meets next week
  - Need to continue conversation and convince that a good project
  - Template or write for them to sign on
    - Kat will write email to reach out to developers
      - Vinny Cutone
      - Rich Maddox
      - Chris Starr
      - Bueno owner
    - Chris can try to reach S&S
      - Look at 111 for Office and R&D
  - Talking points:
    - Why now?
    - Facade grants
    - Why developer perspective
      - Design plan and public infrastructure
  - Margaret will write letter on behalf of Acton 2020
  - Will funnel questions to Acton 2020 mail list
    - Someone will respond – need to be clear who when come in
  - John will reach out to Pam – To liaison with Charlie if can get volunteers approved
  - Team to try to meet on the 30<sup>th</sup>