



Economic Development Committee

Meeting Minutes

11/07/2019

5:30 pm

Room 9, Acton Town Hall, Acton, MA

Present: Members—Ann Chang, Derrick Chin, Larry Kenah (Chair), Mike Majors, Shirley Ming.

Absent: Jon Benson, Peter Daniel, Dave Didriksen, Josh Fischel (Clerk), David Foley.

Public Participation: None

Chair Larry Kenah opened the meeting at 5:35PM.

Regular Business

Review of Meeting Minutes from 10/03/2019—There were some minor corrections, mostly typographical errors. The committee voted unanimously 5-0 to accept the minutes with minor corrections. (Larry Kenah will send Josh Fischel the minor corrections.)

EDC Meeting 2020 Schedule

Larry Kenah will send out a DOODLE for member preference:

First monthly Tues : 6:00PM or 7:30PM, or

First monthly Thur : 6:00PM or 7:30PM.

Next EDC Meeting: Thur 12/05/2019, 6:00PM.

Extra Special Town Meeting Tues 12/03/2019.

A Petition For a Non-Binding Resolution by Terra Fredrichs and 200 qualified Acton voters.

Subject: Affirm whether Acton Town Meeting members want the Town to prepare comprehensive build-out and traffic analyses which detail existing conditions, likely and worst-case scenarios under build-out, with sewers and without sewers, before the Town holds any vote



to expand sewers in West Acton. Such analyses should consider the possibility of 100% residential development under zoning, and maximum density under Chapter 40B.

Several EDC members expressed opposition to such a non-binding resolution. It seems logically flawed, very difficult to understand. EDC members question the value of such analyses done within one week before the 12/10/2019 Special Town Meeting in which one of the warrant articles is funding for construction of West Acton sewers.

(Ann Chang will send Mike Majors the language for an explanation of ESTM). Larry Kenah will speak for the EDC at ESTM in opposition to Terra's Petition.

Special Town Meeting 12/10/2019

Warrant Articles priorities: 1) Schools, 2) North Acton Firestation, 3) West Acton sewers.

Does the EDC want to support West Acton sewers for economic advancement of businesses in West Acton? EDC unanimously voted 5-0 YES, zero NO and zero abstentions. Larry Kenah will speak for the EDC at STM.

Ballot 12/17/2019

Voting on Funding STM Articles

Simple majority required. Two thirds majority at 2020 Town Meeting

Priorities: 1) Schools, 2) North Acton Firestation, 3) West Acton Sewers, 4) Minuteman Tech debt.

Other Business

Ann Chang says we should congratulate Selby for another very successful Acton Manufacturers Day.

(Larry Kenah will send to Derrick KCSC status update for attachment to tonight's EDC meeting.

Meeting adjourned at 6:55PM.

Minutes by Derrick Chin



Kelley's Corner Update

Lawrence J Kenah

7 November 2019

These notes are a brief summary of the KCSC meeting that took place on 22 October 2019.

Overview

- The 75% plan will be submitted to MassDOT on 1 November 2019.
- Appraisers are already working on Community Lane.
- Letters have been sent to the remaining property owners in Kelley's Corner explaining the appraisal process.
 - Some owners whose properties border both Route 27 and Mas Ave will be dealing with both the town and the state.
- Numbers should be available to FinCom in tie for Spring 2020 Town Meeting.

Walls, etc

- The committee completed its discussion about different pieces of landscape design.
- Walls were the topic of this meeting.
- The committee examined a list of the ten walls that will be build as part of the project including length, height range, and material.
- The discussion included the locations of the light fixtures.

Starbucks Parking Lot

- There was a brief discussion of the impact of closing one access point into this parking lot on traffic flow and parking.

Future Dates

- Comments on the 75% plan are expected in late January.
- Comment resolution will take place in February 2020.
- Bids to contractors will likely happen at the end of 2021.
- Construction will begin in the middle of 2022.