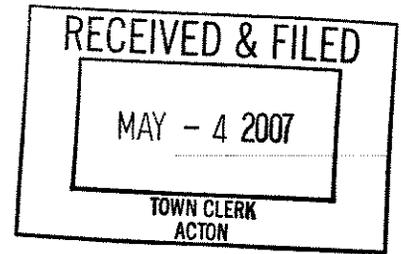


## Minutes

Town of Acton  
Economic Development Committee

3-15-2007



Attending: Bill Lawrence, Lauren Rosenzweig, Edmund Starzec

Also present: Kristin Alexander (Town Planning Department), Werner Gossels and family (Laine Realty Trust), David Duane (Macot Realty Trust), and Bonnie Biocchi (MOBD)

The meeting was called to order at 7:30PM by Chair Ed Starzec.

### 1. Laine Realty Trust/Acton Tech Center

Mr. Werner Gossels of the Laine Realty Trust owns the Acton Tech Center at Post Office Square. The building was formerly known as the Bowmar Building. Amatech is his primary client at the site, occupying approximately 40,000 square feet of space. The company would like to expand by 25,000 sf in the near-term future.

Mr. Gossels explained that the expansion of the building is limited by the Acton Zoning Bylaw (Bylaw) maximum Floor Area Ratio (FAR) of 0.1 in the Light Industrial 1 (LI-1) zoning district. In fact, his building already exceeds that amount. He explained two alternative options for seeking zoning relief: 1. the maximum FAR could be increased for the district (to make it consistent with other similar commercial districts in the town) or 2. the Bylaw definition of floor area could be revised to exclude space with less than eight feet of headroom (the current definition excludes space with less than six feet of headroom). Either approach would provide Mr. Gossels with the necessary relief.

The committee and/or the staff committed to:

- Look into the rationale behind the low district FAR of 0.1;
- To strategize the best way to get Mr. Gossels his necessary zoning relief;
- To look at potential impacts of expansion on neighboring parcels;
- To engage Doug Halley relative to septic issues; and
- To identify any additional information needed from Mr. Gossels.

Mr. Gossels committed to:

- Attempt to quantify the benefits of the expansion (jobs and tax revenues) and
- To confirm the amount of expansion space that would be needed and how it would be configured on site.

A follow up meeting will be scheduled.

## **2. Macot Realty Trust/Methods Machine**

Dave Duane of Macot Realty Trust and Bonnie Biocchi of the Massachusetts Office of Business Development briefed the committee on the status of their request that the Board of Selectmen (BOS) designate one or more Economic Target Areas (ETAs) within the town.

Mr. Duane described Methods Machine's expansion plans, which will result in a new 300,000 square foot facility, representing a \$13 to \$15 million investment exclusive of \$2 to \$3 million in machinery.

Mr. Duane noted that the Investment Tax Credit aspect of the ETA designation will be more important to Methods Machine than the Tax Increment Financing (TIF) portion. Mr. Duane and Ms. Biocchi will be meeting with the BOS in April.

The meeting adjourned at 9:00PM.