

Kelley's Corner Steering Committee

DRAFT Meeting Minutes – 10December 2014

These are the meeting minutes from the Kelley's Corner Steering Committee of the Town of Acton, Massachusetts. The meeting took place on 10 December 2014 in Room 204 at the Acton Town Hall.

The meeting was called to order at 7:40 pm by Andy Brockway.

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

Not Present: Bonny Nothern, J D Head, Rob Bukowski

Board of
Selectmen: Peter Berry

Planning
Department: KristenGuichard, Roland Bartl

Other Attendees

The Cecil Group team was represented by:

- Steve Cecil – The Cecil Group – Project Director
- Ken Buckland – The Cecil Group – Project Manager

Meeting Summary

This meeting addressed these subjects.

- Results from survey that followed September public meeting
- Upcoming events (with dates)
- Draft Design (from Ken and Steve via slides)
- Zoning Concepts (from Ken and Steve via slides)

Meeting Minutes (1)

Minutes from the 17 November 2014 meeting were approved with one minor change.

We also approved minutes from the 9 July 2014 KCSC meeting. These had been overlooked at earlier meetings.

Survey Results

After the most recent public meeting in September, an online survey was conducted asking the same questions that were discussed at the meeting. The survey results reached similar conclusions but yielded several pages of comments. Here is a link to the memo.

<http://doc.acton-ma.gov/dsweb/View/Collection-6531>

The document to look at is called

2014-11-19 MEMO Online Alternatives and Choices Results.pdf

The online survey reached conclusions similar to those arrived at in the public meeting. The value of this note is the individual comments that span the spectrum of opinions about specific aspects of the project.

Status Updates

- The results from the right-of-way survey will be available in the middle of January. (Note that this survey is of the engineering variety and not a set of questions and responses.)
- The next “meeting with the neighbors” was scheduled for 21 January in Exchange Hall in South Acton.
- We will tentatively schedule the next public meeting for March 2015.
- We are targeting April for completion of our work with The Cecil Group.

Slide Presentation

Ken Buckland and Steve Cecil presented a set of slides that reflect progress to date. It contains draft design and zoning concepts. Here is a link to the location where these slides are posted.

<http://doc.acton-ma.gov/dsweb/Get/Document-49126/December%20Steering%20Committee%20Meeting%2012%2010%2014.pdf>

Here are some points from that presentation.

Draft Design

Approximately two thirds of the slides addressed streetscape, a topic that includes

- Landscape character and design
 - Focus on trees
 - Make opposite sides of the street different
- Crosswalks
- Lighting
- Furniture
- Walls

Zoning

We reviewed the current zoning for Kelley's Corner as well as some general principles to follow in zoning recommendations. Here are some key points that emerged from the discussion.

- Existing zoning is an impediment to economic growth.
- Existing floor area ratio (FAR) restrictions penalize businesses.
- Design standards should not be formalized into zoning regulations.

Here are some principles to follow when creating zoning standards.

- Simplify and clarify the zoning standards
 - Amended regulations should be easy to understand.

- Clarify the entitlement process
 - List (reasonable) steps for gaining approval for a project and later changes
- Specify design and performance standards
 - Clearly state the requirements for design and performance
- Incorporate flexibility
 - Allow designers to create solutions that met the requirements, without dictating the exact form

Finally, here are two specific recommendations.

- Add Multi-family Residential to the KC District list of uses
 - Create a fully mixed use district
 - Specify the density allowed for residential development
- Allow approval as either a Specific Project or Planned Development

End of Meeting

After Ken and Steve left, the committee spent some additional time discussing the end game.

- When will the work with The Cecil Group be completed?
 - Earlier in the meeting, we suggested some time in April.
- What work do we need to complete before then?
- What additional work must the committee complete after time?

In Closing

The meeting adjourned at 10:50 pm. This was a longer meeting than most.

These minutes were recorded by Lawrence J Kenah.