

**SELECTMEN'S MEETING MINUTES  
UPSTAIRS MEETING ROOM  
1 AVENUE A, TURNERS FALLS, MA  
WEDNESDAY, September 5, 2012**

*Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons, Mark Fairbrother, Chris Boutwell, Patricia Allen; Town Administrator, Frank Abbondanzio; Administrative Secretary, Wendy Bogusz; Chris Curtis, Recorder, David Detmold, Montague Reporter*

Boutwell announces meeting is being taped

**Approve Minutes of August 13, 20 and 30, 2012**

Minutes not available at this time

**Walter Ramsey, Sign Downtown Turners Falls Livability Plan Contract**

Ramsey: The Town is in the process of doing a vision plan and a master plan for down town Turners Falls. This study is being funded by the U.S. Department of Housing and Urban Development through a regional sustainable planning grant awarded to the FRCOG region. The project is funded for \$40,000 and will give a definition about what type of future Turners Falls is going to be. It is going to help guide policy decisions for ways to redevelop downtown, its going to help attract developer interest in town as well as attract grant money and other public money towards downtown. It will prioritize projects so that the money is used in the most efficient and responsible way possible. The Town has put out an RFP for planning consultant services to assist in the efforts and the Town has received 5 proposals that are all quality proposals, they were reviewed by an adhoc group of Town staff, planning Board members and Riverculture Director. It was advertised according to bidding laws, ultimately the group reviewing it recommended Dodson & Flinker Associates to be awarded the contract for the plan.

5 components of the conceptual master plan, streetscape parking and pedestrian improvements, that includes a public realm audit, ways to look at road ways and streetscape enhancement, pedestrian access and safety improvements, parking distribution and access enhancements. There will also be redevelopment strategies for key properties in downtown as a way to evaluate the redevelopment properties and prioritize them.

*Fairbrother makes the motion that the Board of Selectmen approve and sign the contract between the Town and Dodson & Flinker, Inc., with Peter Flinker, of Ashfield MA in the amount of \$39,995 for the purpose of doing the Town Livability Survey as outlined by Walter Ramsey. Seconded by Allen, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye*

**Notice to precede letter as well as rejection letters to the 4 other people**

Selectmen sign rejection letters

**Approve for Nomination of Priority Development Sites Parcels of Land on Turnpike Road to be Included in Turnpike Road Industrial Park.**

Ramsey: This is leading up to a town meeting article on September 10. The Town has conducted a feasibility study and master plan for Turnpike Road Industrial Park, this would prepare 85 acres of industrial land for sale, it would establish up to 500 jobs and generate approximately \$573,000 in annual tax revenue at its maximum build out, that is over 25 – 30 year period. This green industrial park is designed specifically to promote the growth of existing small businesses in Franklin County while maintaining a low environmental impact on the site and community. MGL, Chapter 43D allows local governments to designate priority development sites; these are preferred development locations where projects are guaranteed that local development permits will be acted upon within 180 days of the application. It does not guarantee that local development permits get granted, but it guarantees a decision within 180 days. Here in Montague that is not typically a problem virtually all of our permits get granted in that time frame but it is a state wide initiative. Communities may designate industrial or commercial sites that can support new construction or redevelopment of at least 50,000 square feet. These development sites also get first priority in the States economic development marketing program and priority consideration for state grant programs for economic development. The Town will be seeking funding from the state and the Economic development administration at the Federal level throughout the planning and development stages. I note that this designation doesn't limit local control, but rather provides a developer predictability and coordination among the Town and various state entities through the permitting process. The Turnpike Road Industrial park would be the second priority development site in the Town, the Strathmore mill is the other one. This was designated in 2007 by Town

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meeting. As part of that designation the Town developed and adopted an expedited permitting process which would simply apply to this site in addition to the Strathmore site. Town meeting approves the designation of priority development sites but the Chair of the Selectmen as the representative of the owner of the property needs to endorse the application. Once it gets to permitting, I've had a conversation with the MassWorks program at the State the infrastructure program and the economic development administration where we are going to be seeking to match those two funding sources to do a build out over the next two to three years. This is a priority economic development project in the county, the FRCOG really supports this project because there is such a need for developable industrial land in the County because there is not much space available across the county or in Town.

*Fairbrother makes the motion that the Board vote to include the following six parcels of municipally owned land, Map 13 lot 68; Map 14 lot 16; Map 20 lot 27; Map 21 lots 6, 7 & 24 all of which comprise the proposed Turnpike Road industrial park for nomination as a priority development site in the Town of Montague. Seconded by Allen, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye*

Traffic impact was not included in the study specifically. It will be coming out through the permitting and subdivision process.

**Sally Pick, Disclosure of Financial Interest in desire to participate in Solarize Montague Program. Request that Board of Selectmen make determination under G.L. c 268A Section 19 that the financial interest in not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.**

Fairbrother makes the motion that the Board make the determination under General Laws, Chapter 268A, section 19 that the financial interest disclosed here tonight is not so substantial as to be deemed unlikely to affect the integrity of services which the municipality may expect from the employee. Seconded by Allen, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Pick gives quick update: Heard from Northeast Solar today and we have reached Tier 2 and that means the prices come down a bit, 7 contracts signed, there are 170 site visits scheduled, final day to take advantage of this will be September 30<sup>th</sup>.

**Town Administrator Report**

**Sign memorandum of understanding: household hazardous waste program (votes may be taken)**

*Fairbrother makes the motion that the board approve and sign the memorandum of understanding by and between the FCSWMD and the town for the Household Hazardous Waste Materials collection on September 22, 2012. Seconded by Allen. (Boutwell is vice-chair and Town Rep and Mark is the alternate, no salary is drawn for either position). Allen – Aye, Boutwell – Aye, Fairbrother – Aye*

- Reminder tomorrow is voting day

**Ethnic Heritage Program Announcement**

Ethnic Heritage program will be held throughout the month of September, will provide awareness in community. Four events are scheduled this Friday, September 7<sup>th</sup>, Thursday, September 13, September 21, French Canadian and September 28<sup>th</sup> will be Irish population all will be held at the Great Falls Discovery Center starting at 6:30 PM.

- FC Selectmen Association's quarterly meeting will be on Thursday, September 20, 2012

**Police Chief Selection Process Update**

The Assessment Center will be held on October 5<sup>th</sup>, Civil Service will be coming out for that. We are hoping to have some recommendations within a week.

*Fairbrother makes the motion to adjourn the meeting at 7:31 PM. Seconded by Allen, approved unanimously. Allen – Aye, Boutwell - Aye*