

**MONTAGUE ECONOMIC DEVELOPMENT  
AND INDUSTRIAL CORPORATION  
TOWN HALL  
1 AVENUE A  
TURNERS FALLS, MA 01376**

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## **MEETING MINUTES**

Tuesday March 19, 2019 at 4:00PM  
Town Hall – Downstairs Meeting Room  
1 Avenue A, Turners Falls, MA

Present: Moon Morgan (Chair) Linda Ackerman, Richard Ruth, Ella Ingraham John Furbish  
Staff: Walter Ramsey

- 1) Approve minutes May 9, 2018. Minutes were approved.
- 2) Consider request to replace gateway and directory signage at Airport Industrial Park (budget up to \$7,500)- Walter described need for new signs at AIP. Current signs 30+ years old. Request initiated by businesses in Industrial Park. W to seek quote from local sign shop and Franklin County Tech School.

***Motion** by EI to make a request for up to \$7,500 to replace signs at the Airport Industrial Park. Seconded by JF. Approved unanimously.*

- 3) Sandy Lane updates: solar projects and FRTA- Walter updated board that Phase II solar is on track for 2020 construction. FRTA bus garage plans were stymied by lack of funding, but some funding was recently secured. Currently going through a redesign phase. Expect land transfer in FY20.
- 4) Judd Wire Proposal to lease parking lot- Walter informed that the lot was recent subdivided and is ready to be sold. Judd informed town that they are not currently in a position to purchase.

***Motion** by RR to recommend extending the lease of the town parking lot to Judd for one more year, but with the understanding that this is not to be extended. The Town intends to sell Judd the parking lot. Seconded by JF. Approved unanimously.*

- 5) 38 Avenue A: Crabapple Proposal updates, marketing of property, use of property.

Walter shared email to the EDIC from Crabapple: "Thank you for meeting with me this morning. Unfortunately, it seems that the FERC process is dragging such that our Purchase and Sale Agreement will end before a final Settlement is reached. Future studies, negotiations, etc. may drag for years before it is determined if economic development with a whitewater component can be introduced in Montague. For this reason, we think it prudent that Montague re-introduce the property at 38 Avenue A for development.

We had big plans and dreams for that gateway location into town, but will look forward to seeing the property develop into a great asset for Montague.

Crab Apple Whitewater will continue to take part in the FERC relicensing process with FirstLight. We are still hopeful that a final Settlement involves whitewater releases that will sustain economic development and that we can return to work with the Town to secure a location for base camp operations.

In the near term, we hope that on the few days each season that we come to run the rapids on the Connecticut River, that we are welcomed as good stewards of the Town and of the river. Please let us know if we should adjust our habits when using the river, we want to be good neighbors!

Thank you both for your help in the process to date, Frank and Jennifer Mooney Crab Apple Whitewater"

*Motion by LA to accept Crabapple's withdrawal with regret from the P+S and to direct Town Planner to begin marketing the property. Seconded by IA. Approved unanimously.*

- 6) Canal District and Opportunity Zone Updates- Walter informed committee of new federal opportunity zone program and gave general updated about happenings in the Canal District.

Meeting closed 5:05 PM