

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

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## **MEETING MINUTES**

Wednesday June 30, 2021 at 3:30PM

Montague Town Hall-One Avenue A Turners Falls, MA 01376  
Upstairs Conference Room

Present: J. Furbish, J. Mussoni, L. Ackerman (Remote)  
Staff: W. Ramsey

J. Furbish served as acting chair and opened the meeting.

Due to absence of E.Ingraham and R. Ruth, many agenda items were postponed to the next meeting. No minutes were approved. The Board was not re-organized.

WR reported that the closing for FRTA has been delayed and will not be ready for executing until the next meeting. No action was taken.

Execute Deed for sale of 7.887 acres (180 Industrial Boulevard) to River Bluff Group, LLC for purchase price of \$157,500

WR reviewed the plans: Project has received Special Permit and Site Plan Approval from Planning Board. Selectboard has executed Purchase and Sale and the deed. Buyer will construct a 94,000 SF Cannabis cultivation facility on 7.89 acres over 2 phases. Approx. 20-40 Jobs. JF inquired about odor nuisance to other Industrial Park Tenants and site security. WR reviewed the odor mitigation plan approved by the Planning Board. The site will be fenced and security plan is reviewed by both Montague Police and the Cannabis Control Commission. LA inquired about whether this can be transition to retail. WR: Not without a special permit from the Planning Board and a revised Host Community Agreement with the Selectboard. JM inquired about the building material of the greenhouse. WR: Looks more like a steel frame building instead of a “greenhouse”. No light pollution permitted at night.

Motion by J. Mussoni to Execute Deed for sale of 7.887 acres (180 Industrial Boulevard) to River Bluff Group, LLC for purchase price of \$157,500. Seconded by L. Ackerman. Mussoni- AYE, Furbish AYE, Ackerman AYE.

Jim Mussoni: Updates on feasibility exploration of cultural center at 8 and 20 Canal Road.

JM reported an initial meeting with David Brule from the Nolumbeka project and the Battlefield Grant Advisory Board. Concept proposal to be further refined. An initial meeting with tribal partners forthcoming. WR suggests a feasibility study as a next step. It could complement other plans and projects going on in the Canal District.

- MEDIC Coordinator Report
  - Postponed to next meeting, tentatively scheduled the last week of July.

Respectfully submitted,

Walter Ramsey  
MEDIC Coordinator