

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

MEETING MINUTES

Wednesday August 16, 2023 at 4:00PM
Town Hall Annex Meeting Room (ground floor)
One Avenue A Turners Falls, MA

Present: Richard Ruth, Ella Ingraham, Kimbely Williams, John Furbish, James Mussoni,(4:15), Rob Steinberg

Absent: Linda Ackerman

Staff: Walter Ramsey

Meeting opened 4:00 PM chair Richard Ruth presiding.

Minutes of June 16 were approved

MOTION by EI to approve the minutes of 6/16/23. Seconded by RS. Vote 5-0.

Motion passed.

Annual reorganization

MOTION by EI to nominate RR as chair. Seconded by RS. Vote 5-0. Motion passed

MOTION by RS to nominate KW as vice chair. Seconded by RR. Vote 5-0. Motion Passed.

JM joins meeting (4:15PM)

Turnpike Road municipally owned parcel 21-0152

- Special town meeting article to repurpose the parcel for economic development and or housing purposes.
- proposed rezoning of the parcel from Neighborhood Business to General Business

WR reports interest from a local precision manufacturing firm in this parcel of land behind the new DPW. The parcel was split from the DPW with the intent to repurpose the use of the land. It has water and sewer access, is flat, and had great soils for development. The Planning Board is recommending a zone change from Neighborhood Business to General Business. The Selectboard will also need to seek authority to sell for economic development purposes. The EDIC agreed that the development of this lot would be beneficial for economic development in Montague. The current Economic Development and the Regional CEDS plan calls to “ Increase the amount of planned industrial/business

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park land available, and encourage its development applying smart growth principles”. The parcel direct abuts the “Sandy Lane Industrial Area” and is located between the Sandy Lane Industrial Area and the new Department of Public Works. The only other direct abutters are two cemeteries and landscaping business. Given the short supply of readily developable land, the EDIC agrees that this is a suitable and proper site for commercial development and supports the proposal. Precision manufacturing is a high value industry that brings high quality employment opportunities to the town. High quality employment opportunities are critical to maintain a stable population and tax base.

WR reported that an update to the EDIC’s economic development plan to amend the boundaries may also be required, but clarity needs to be sought in that regard.

MOTION by RS to support the proposed rezoning of this parcel to General Business and to repurpose the site for economic development purposes. Seconded by JF. Vote 6-0. Motion Passed.

Former Farren Care Center Property Reuse study updates

Study is underway. Engagement sessions has been ongoing. Demo is ongoing.

38 Avenue A Demolition Status Update (5 mins)

Contract has been awarded. Mobilization to begin Late August or early September
Future Topic suggested by KW: Next steps for 38 Avenue A

Discussion: Strategic priorities of Montague EDIC

RS: Does EDIC want to be “pass through” entity or be more active? The EDIC has significant statutory powers that are not currently being utilized. This would require meeting more regularly.

EI: Would like to review the Econ Dev Plan at next meeting. That should guide strategic priorities.

WR will reach out to other EDIC’s to see how they manage business.

Set next meeting date and time

Thursday Oct 5 at 4PM. The EDIC will attempt a first Thursday of the month meeting schedule starting in October.

Meeting adjourned 5:12 PM

Respectfully Submitted,

Walter Ramsey, EDIC Coordinator