

April 8, 2019
Selectboard Executive Session
Town Hall, 1 Avenue A, Turners Falls
8:54 PM

Executive Session in accordance with G.L. c. 30A, §21(a)(6), to consider the purchase of real estate - Industrial Blvd. (Map 17, Lot 058), votes may be taken

Documents and Exhibits: Handouts re: Caluwe Biomass Heat & Power Solutions, Drawing of proposed building and Property Map

PRESENT: Selectpersons Chris Boutwell, Michael Nelson, and Rich Kuklewicz, Town Administrator Steven Ellis, Executive Assistant Wendy Bogusz, and Town Planner Walter Ramsey.

Ellis and Ramsey report that an individual named Caluwe has expressed interest in buying the property on Industrial Boulevard to build "industrial condos." He proposes to build a facility in phases on six buildable areas, and would like a waiver to the covenant rule so that he can put the building closer to the road (25 feet).

Nelson makes the motion to authorize the Town Administrator to negotiate with Caluwe, Inc. to sell the property of 6.3 acres for \$157,500, but no less than \$140,000. Seconded by Boutwell, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz

Nelson makes the motion to waive the covenant rule and allow the non-normally-accessible side of the building to be 25 feet from the road. Seconded by Boutwell, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz

Nelson makes the motion to adjourn the Executive Session at 9:12 PM. Seconded by Boutwell, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz

Approved:

✓ Boutwell ✓ Kuklewicz ✓ Nelson

Release to the Public:

✓ Yes _____ Not Yet 8/23/21 Date

Date Released to the Public: 9/15/21



Town of Montague, Massachusetts
Web GIS Maps and Online Property Information

by MainStreetGIS, LLC [Town Website](#)
[User Guide](#) [Feedback](#) [Disclaimer](#)

Base Map: Town Base Map

10 INDUSTRIAL BLVD

Address Parcel ID Google Owner

GIS Map Street View Tax Maps Other Maps

Layers Property Selection

10 INDUSTRIAL BLVD
17-032



Zoom To
Property Card
Abutters List
Tax Map
Property List
Report an Issue



1 : 4966

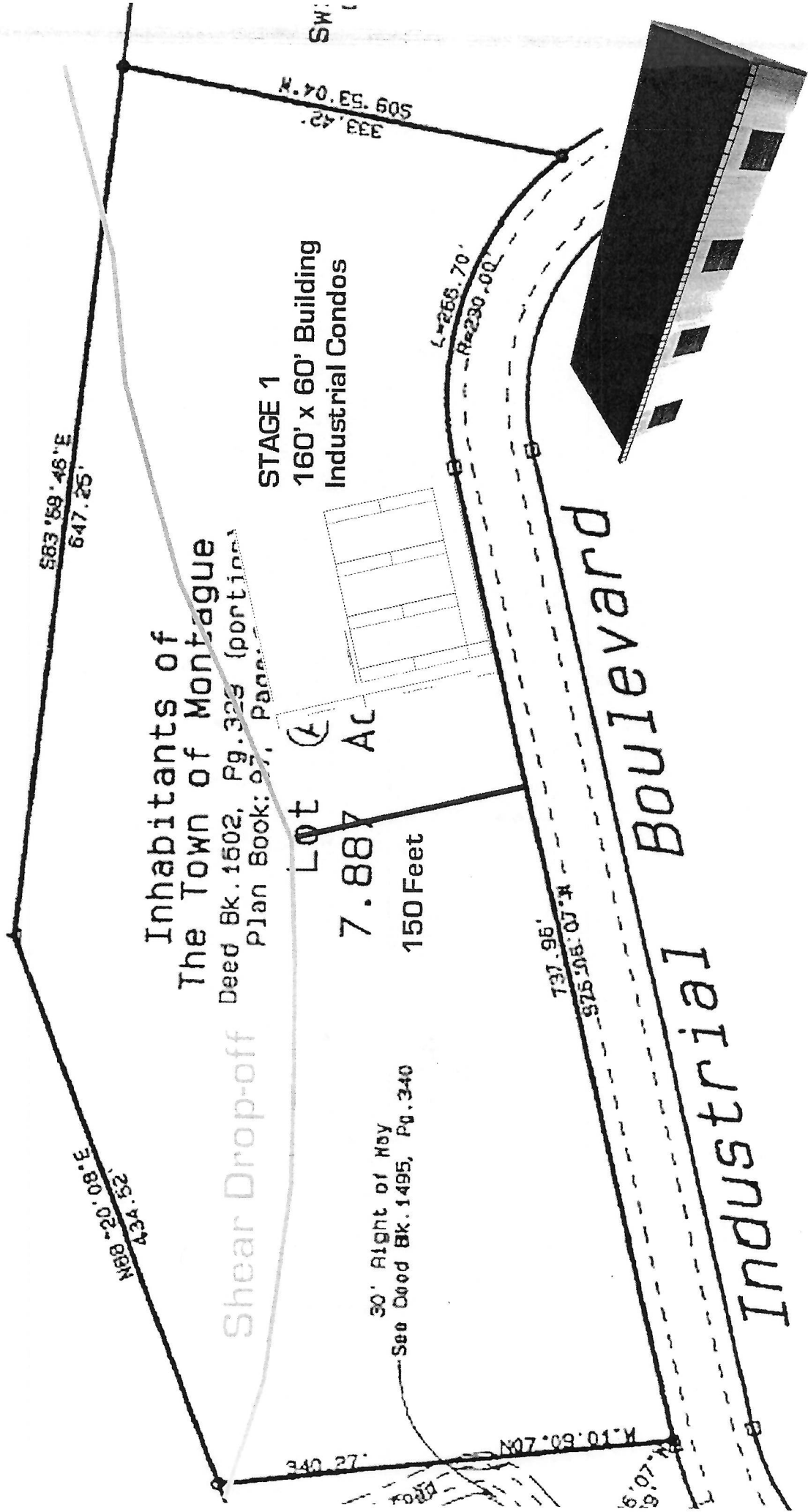


CAL·U·WE

Biomass Heat & Power Solutions

Caluwe, Inc. - 9 Wheatland Street - Burlington, MA 01803

STAGE 1

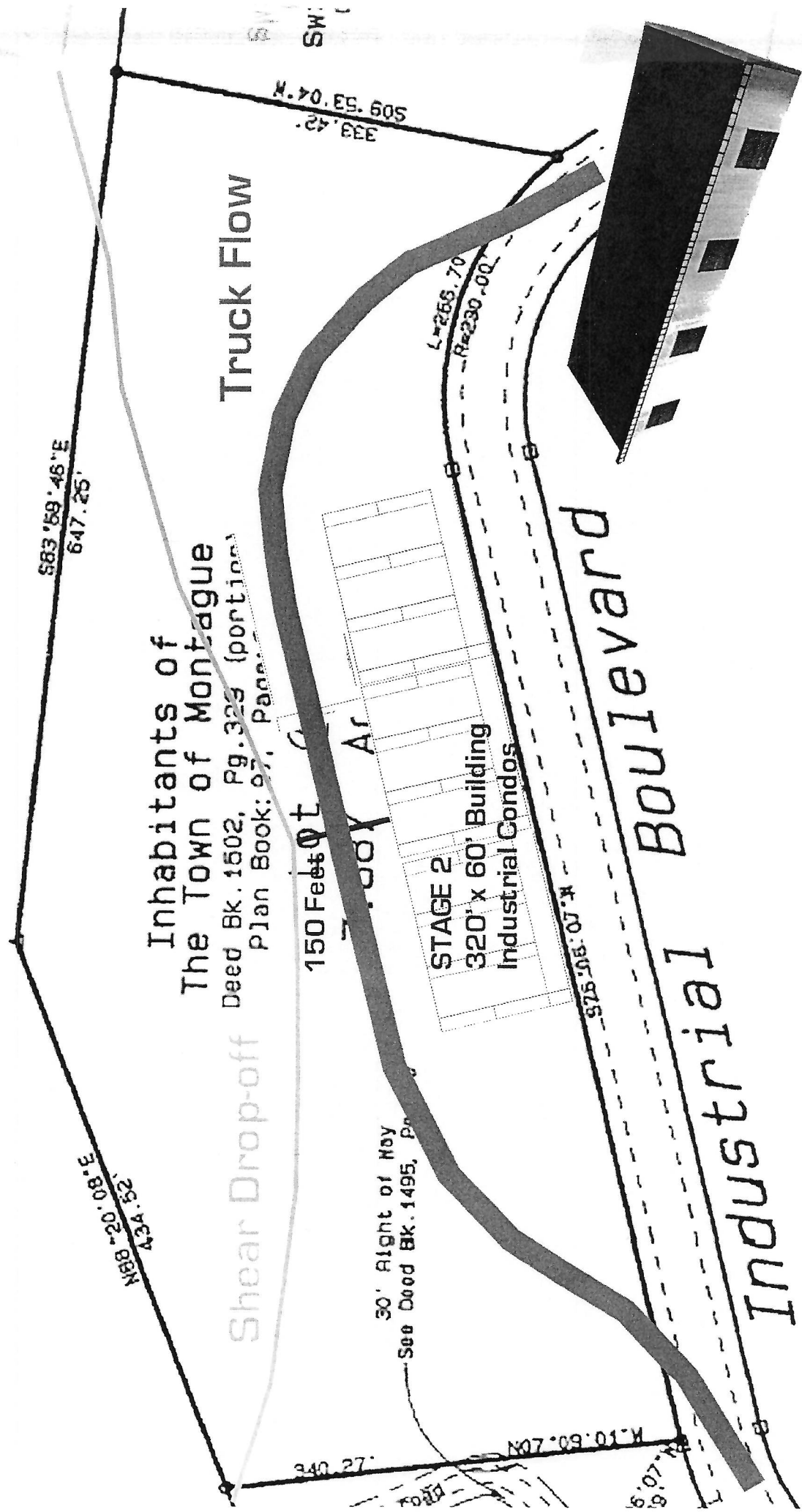


CAL·U·WE

Biomass Heat & Power Solutions

Caluwe, Inc. - 9 Wheatland Street - Burlington, MA 01803

STAGE 2

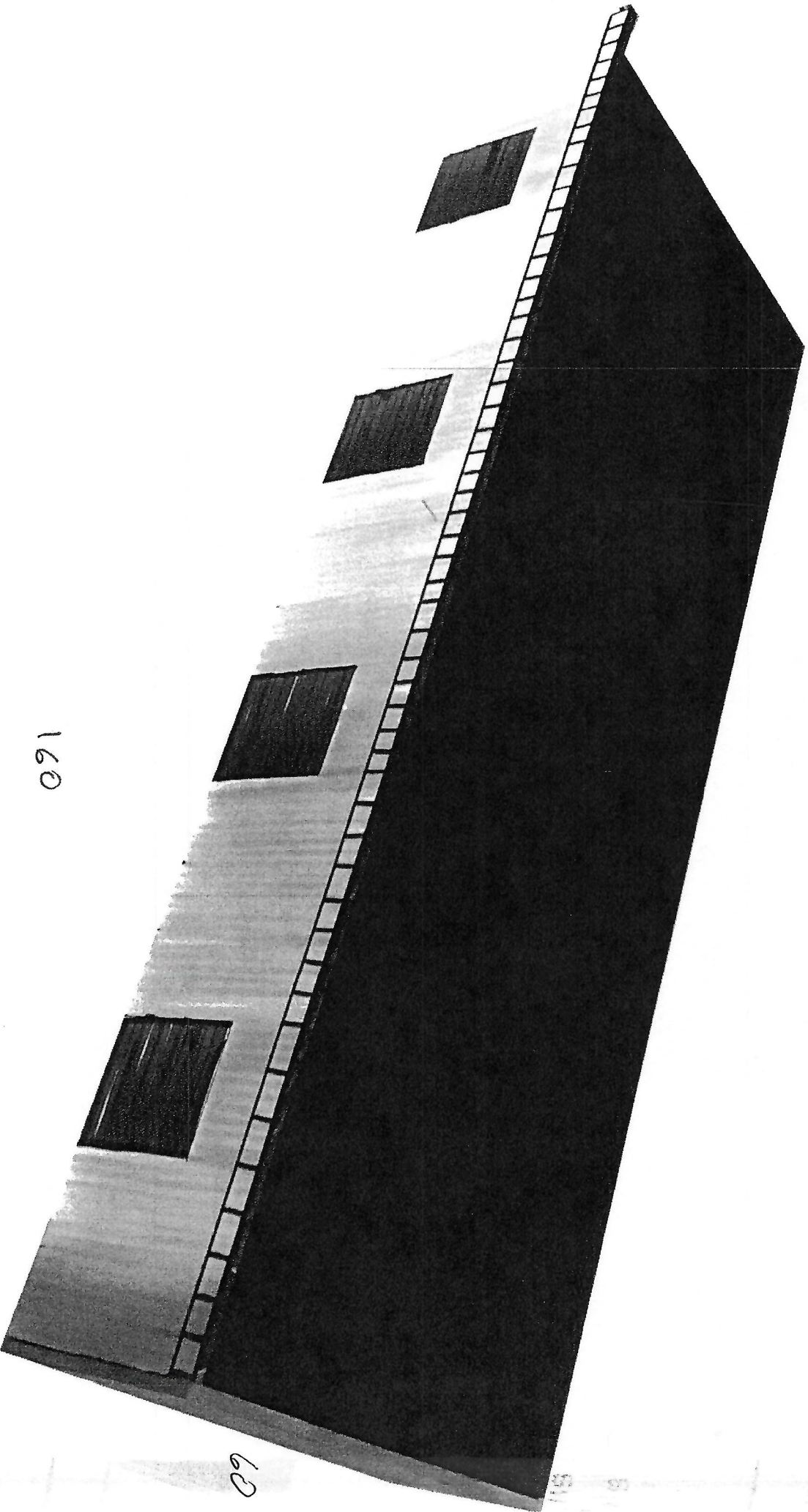


CAL·U·WE

Biomass Heat & Power Solutions

Caluwe, Inc. - 9 Wheatland Street - Burlington, MA 01803

Phase 1



160

60

PELLETS

BioWIN XL

Central heating pellet boiler

For single and multiple-family homes

Single boiler output range: 34 to 205 kBTU/hr

Cascade output range: 34 to 819 kBTU/hr


windhager

HEAT WITH VISION

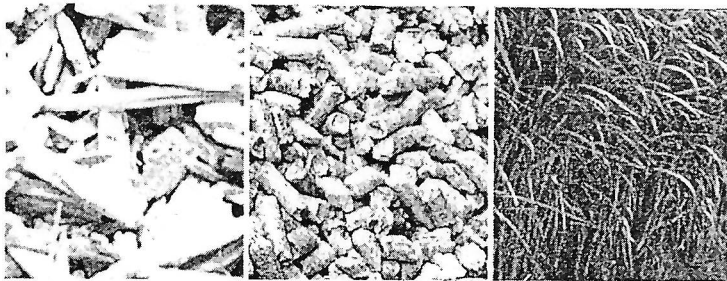


CONVENIENT,
FLEXIBLE AND

CALUWE

Biomass Heat & Power Solutions

Burlington-MA 781-308-8583



Caluwe, Inc. specializes in commercial & residential biomass heating equipment.

Caluwe, Inc. is the North American distributor for Windhager, Heizomat, Spanner and Lasco

- Wood chip storage bins with integrated drying system: From green chips to 25% MC in 4 days
8'x8' - 10'x10' - 12'x12' - 16'x16' - 20'x20'

- Emission Control Applications:

Electrostatic precipitator

Catalytic combustors

- Thermal Storage Tanks:

From 120 gallons up to 20,000 gallons

[Contact Us](#)