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

MEETING MINUTES

Wednesday June 8, 2022 at 4:00PM
Montague Town Hall
One Avenue A Turners Falls, MA 01376
With a remote participation option via ZOOM

Present: Richard Ruth, Linda Ackerman, John Furbish, James Mussoni, Ella Ingraham Kimberly Williams
Absent: Rob Steinberg
Staff: Walter Ramsey

- Minutes of 3/24/22 were approved
- 38 Avenue A
    - Withdrawal of NewCare proposal: WR distributed NewCare's statement to withdraw from the Purchase and Sale Agreement dated 5/9/2022. The MEDIC accepted the statement with regret.
    - Consider new disposition strategy: EDIC is back to the drawing board. WR has spoken with a real estate attorney who would be interested in marketing the property and listing it on MLS. The EDIC would need to agree on the parameters of sale and an appraisal should be obtained to determine fair market value. WR was directed to find funds and to execute an appraisal for the property and to solicit one or more proposals for real estate services. The EDIC agrees that the sale would be subject to the following requirements:

Development Preferences

- *Mixed use with ground floor retail and housing on upper stories*
- *Structure up to 3 stories in height*
- *Business or medical offices, museum, governmental/institutional, residential,*
- *The Town envisions a project that will make a statement on this highly visible gateway to downtown Turners Falls. The building should have an attractive street presence, which includes not only the building's architecture, but landscaping and other site amenities. Building should be finished with durable, high quality materials. The design should fit contextually with the Avenue A Streetscape in terms of building mass, number of stories, setbacks, and public access*

Development Prohibitions

- *Drive-through*

- *Formula based retail business with a standardized façade*
- *Driveway Curb cut onto Avenue A*
- *Parking area fronting on Avenue A or Second Street*

Requirements

- *Buyer to remove existing 2,000 square foot single story structure*
- *Sale will be subject to a Land Development Agreement*
- *Must be able to obtain all zoning and land use permits and project financing prior to exchange of property*
- *Department of Conservation and Recreation to sign-off on approved construction plans*
- *Central Business Zoning requires commercial use of the ground floor*

- Canal District Planning
    - Canal District Master Plan updates. WR recapped the recent public workshop #1. Many of the EDIC members were in attendance. This was for the investigation phase of the study. Next workshop will be in July.
    - Griswold Mill site redevelopment strategy: WR reported that a delayed MassDOT schedule for the 6th Street bridge to FY27 will delay the release of RFP for this site.
    - Feasibility Study proposal for Canal District Cultural Heritage Center. James presented a proposed scope of work for a feasibility study. The EDIC agreed to review the scope and consider it at a future meeting. There was discussion about how and if the study could happen in connection with the Master Plan Study that is underway until November. A funding source for the study would need to be identified.
- MEDIC Coordinator Report
    - Summary of feasibility study for municipal compost facility at Sandy Lane. WR reported that the town recently commissioned a study that recommends a compost facility at Sandy lane. It could accommodate either a town or regional facility. The area is well suited for the use compared to other options. Accordign to WR additional studies will eb needed including community outreach, but he wanted to put the MEDIC on notice because it is located in the Sandy Lane Industrial Area.
    - Construction updates: FRTA Garage and Flower Power. Both are actively under construction.
    - Topics not anticipated within 48 hour posting requirement: None

Meeting adjourned 5:25PM