

FALMOUTH EDIC
FEBRUARY 11, 2008
SELECTMEN'S MEETING ROOM – 4:45PM

PRESENT: MARY PAT FLYNN, CHAIRMAN
STEPHEN SPITZ, VICE CHAIRMAN
GLENN KELLY
SAMUEL LORUSSO
CAREY MURPHY
CHRISTINE ROSS
WILLIAM VENDT (@4:55pm)

Treasurer's Report – Richard Bienvenue (given by Chairman Flynn)

Although Rich could not be at today's meeting, he did send an e-mail and some bills.

- The Warrant was given to Treasurer Spitz.
- There are no significant changes regarding the financial statement.
- The closing on the Walsh property was completed on January 15th. The monthly payment amount for this property is \$2,000 with the 1st payment due on February 15th.

Bills – Stephen Spitz

Treasurer Spitz said he has been presented with a Warrant for bills totaling \$10,057.75 including legal bills of \$4,915.25 all of which are from Nutter, McClennen & Fish. He recommended approval. **MOTION:** Carey Murphy made a motion to approve the Warrant as presented in the amount of \$10,057.75, seconded by Christine Ross. Unanimous vote.

STG Consultants – Update by Sharon Gay

- At our last meeting there was some concern expressed on the length of time it has taken to develop the web site so Sharon passed out a chronology so members could see what has been happening. Penguin developed a proposal back in January 2007 and we awarded the contract to them in April. Throughout the process of obtaining content information, photos, etc. there have been numerous contacts and follow-up with Penguin and others to obtain different materials, assure accuracy and improve the content. Sam asked how much this web site is going to cost EDIC. The total cost from Penguin is \$800 in addition to Sharon's hours. Sam asked Sharon to provide a breakdown of her hours so he will be able to tell exactly what the web site costs. Sharon will also be working on a policy or procedure to update the web site. Christine offered her technical staff for updates. Expect to go 'live' with the web site before our next meeting.

John Harding – Update

- Benthos has just rented half of the building Todd Casilli is putting up on Lot 6 for temporary or maybe permanent R&D space for the Taptone Division.
- Had 4 serious inquires on Lot 5 within the last 30 days – two which John deems to be serious. One has hired an engineering firm to see how viable it may be.

- Dr. Victor Aviles is opening his cancer center as soon as next week.
- Report on Meeting with Cape Cod Commission: John, Pat and Sharon met with Commission staff and Director Paul Niedzwiecki about 3 weeks ago. They agreed we need to streamline the procedure for people in the Tech Park who want to do any building as far as the Development Agreement goes and agreed that EDIC's primary responsibility were the mitigation funds we have been providing. Once they confirm our payment made last June we will only have a \$20,000 payment due this June to finish it off. We will still have to provide them with annual traffic studies for them to confirm when we will be at the point to do traffic mitigation. This will relieve the EDIC of having to concern themselves with whether we are or are not in compliance with the Development Agreement. The 4 individual lot owners who have lots that have not yet been built upon would then receive a letter from the Commission saying whoever is going to build on these lots needs to do the following things – i.e., denitrofication, etc.
- Edgarton Drive – Ryan Christenberry from the Commission was charged with coming up with a specific agreement for the Hardship Exemption which she will have by this coming Thursday, 2/14, (via e-mail). At our March meeting we will decide whether or not it is feasible to go ahead or not. (Hardship Exemption = making 2 lots into 3 lots) John asked the Real Estate Sub-Committee be convened after the Commission's information is received and before our next meeting so they can make a recommendation. Chairman Flynn added she felt the meeting was pretty positive – bottom line is we don't want tenants in the Tech Park with undeveloped land to have to go to the Commission every time they want to do something.
- F.W. Webb has made an agreement to acquire Lot 67 so they will be coming to us for approval of their project in March or April. The proposal now consists of a 21,000 sq. ft. warehouse/assembly/showroom (wholesale only to plumbers). Carey said he believes to complete the circle of communication we need the Planning Board involved with the CCC and the EDIC. He suggested our Town Planner Brian Currie be invited to our March meeting. John agreed anything we can do to strengthen the connection would be helpful.

Sub-Committee Report on Proposed Webb Wind Turbine

Stephen reported he and Glenn have met along with Dan Webb to review the project. Webb Research is proposing to build a wind tower on his 4 acre parcel in Tech Park. The tower is a 1.5 megawatt facility and stands approximately 262' high with an additional blade height of 126' for a total of 389'. It is a 4 acre parcel and there are no immediate abutters except his own business and also abuts Cape Cod Aggregates' property in the back. The closest residential property is about .3 miles away. The Tech Park Association is favorably inclined to this project. This is an expensive project for Mr. Webb to undertake. Stephen was concerned about the size but after sitting down with Mr. Webb, in order to make it financially viable, size matters. The Real Estate Sub-Committee recommends approval. Mr. Webb reported he still has three primary hurdles: state legislation, Falmouth Board of Appeals and the FFA.

Stephen asked Atty. Bob Ament, “Does the Falmouth Board of Appeals have any guidelines for this at this time?” “Yes, there is a zoning bylaw section in our bylaws that specifically refers to wind turbines.” The bylaw for the town, other than the industrial park, requires you be able to put the tower somewhere on your lot so the extended tip of the blade could fall down and there would still be 10’ to the property line. For the size turbine Dan Webb is proposing you would need an 8 acre parcel and you would have to place the tower right in the middle of the lot. When Town Meeting amended the bylaw a few years ago to encourage renewable energy, they said in Light Industrial B zoning districts those standards can be relaxed by the Board of Appeals. As you know, Light Industrial B is only in the Tech Park. **MOTION:** Christine Ross made a motion the board approves this project should move forward, seconded by William Vendt. Unanimous vote with Sam Lorusso abstaining as an abutter.

New Business

From the last retreat, Carey wanted the concept of an Economic Development Committee put back on the table for discussion. Maybe a sub-committee should be set up to look at this issue. The large question is where is EDIC going? What is EDIC’s role in the community? After our real estate deals, where do we go? This will be put on our Agenda for next meeting.

Approve Minutes of January 14, 2008

Carey Murphy made a motion to approve the minutes of January 14, 2008 as printed, seconded by Sam Lorusso. Unanimous vote.

Set Next Meeting Date

Our next regular meeting is scheduled for **Monday, March 10, 2008, at 4:45pm.**

Adjournment

Carey Murphy made a motion to adjourn at 6:00pm, seconded by Glenn Kelly. Unanimous vote.

Respectfully submitted,

Linda J. Wells
Recording Secretary