

FALMOUTH EDIC
MAY 15, 2006
SELECTMEN'S MEETING ROOM – 4:00PM

PRESENT: HARLYN HALVORSON, CHAIRMAN
WILLIAM MCKEON, VICE CHAIRMAN
GLENN KELLY
ROBERT STANLEY
ABSENT: MARY PAT FLYNN
JOSEPH MARTYNA
CAREY MURPHY

Wind Turbine Update – Dan Webb

Dan Webb from Webb Research reported their consultant completed a feasibility study in July 2005 with favorable results. At last year's Town Meeting, Article 7 (a zoning by-law revision) was passed which would enable the ZBA relief from an existing setback requirement for windmills. This exception applies only to areas zoned Light Industrial B which at this point means only Falmouth Technology Park. Now they have to get permission from the ZBA – this remains to be seen. In January 2006 they submitted a design and construction grant application to the Massachusetts Technology Collaborative (MTC) and it was accepted. Now they can begin Phase 1 which is design and permitting. On a map Dan showed the proposed location on a 4 acre lot to the south of their building at 82 Technology Park Drive. They are planning a single turbine with a capacity of 1.5 to 1.8 megawatts. There are substantial environmental benefits for doing this. The feasibility study predicts this one turbine would displace emissions of over 2,800 tons per year of carbon dioxide.

Chairman Halvorson responded, "We have in the past expressed our support for this project." We have invited Brian Branginton-Smith to our next meeting to give us a presentation, they have a number of similar projects in this area.

Special Report from Dr. A.J. Meuse, Associates of Cape Cod

President and CEO of Associates of Cape Cod Dr. Meuse asked for the board's advice. About a year ago complaints began from neighbors of Falmouth Technology Park about sound emissions generated by businesses in the Park with many of the complaints issued attributing most of the noise coming from Associates of Cape Cod. Being a good neighbor and wanting to do the 'right thing' about six months ago Dr. Meuse was contacted by the DEP to let him know they were a subject of an investigation. Associates invited the DEP in and were told what the DEP wanted them to do – perform a sound study with the building on (full running conditions) and off (completely shut down). Tech Environmental was hired with the DEP's approval. The right wind and sound conditions had to be in place for this study to take place. The sound study was completed during the night of April 11, 2006. The good news is that Associates of Cape Cod is clearly within the state's DEP Noise Policy. (Copy of report is attached for your review and comments.)

Dr. Meuse then asked for the best way to communicate these findings to the town. Associates has spent approximately \$250,000 on this initiative in reducing the sound emissions to address the neighbors needs. He asked for the board's feedback on how to move forward.

Regional Technology Development Center (RTDC) – Update

Chairman Halvorson reported the RTDC is well into the process of developing an RFP so they can proceed with funding. There was a congressional meeting last week where he learned from Senator Teresa Murray and Eric Turkington the appropriation is in both the House and Senate bills and it looks very promising that support from the state will be forthcoming.

At the meeting held at UMASS – Dartmouth last month, RTDC was invited by Rep. William Delahunt to consider holding a congressional hearing a year from now on the Cape to develop further plans for the RTDC program. In planning for this, scientists from WHOI, MBL, UMASS – Boston and Falmouth Tech Park have been invited to form a panel that can guide us in developing a program. This committee will be meeting on 5/26.

Met and gave a presentation to the Falmouth Chamber of Commerce on the development and future plans of the RTDC.

Expansion Plans for Webb Research – Michael Borselli

Mike Borselli with Falmouth Engineering showed on a drawing Webb Research's existing building, driveway and parking located at 82 Technology Park Drive. They are requesting an expansion of their operations because of the demand for oceanographic instruments, which is what they do. The proposal is for an 80'x80' addition to be added on to the north of the existing building with a 20'x 62' utility portion. To support this new addition there will be a new driveway entrance and associated parking. Clearing will be kept to a minimum. The bulk of the property owned by the applicant will remain in its woodland state. They have been to the Planning Board for a Site Plan Review and they have approved this project.

MOTION: Bob Stanley made a motion to approve the plans as presented, seconded by Bill McKeon. Unanimous vote.

Report to Selectmen and Planning Board on 4/24/06 Report – Harlyn Halvorson

Chairman Halvorson reported EDIC presented the suggestion for an Assisted Living and Alzheimer's Center be located at the top of Raymond Park in North Falmouth. The idea was received with '*restrained enthusiasm*'. They suggested we go back and explore the idea of rezoning the area to create lots which could be reconsidered for commercial purposes which we are doing.

STG Consultants – Update

Sharon Gay reported this past month she has been working mostly on a voluntary pro-bono basis with the RTDC to develop an RFP for an individual or management team. Also working with John Harding on a 6 month matrix report to the CCC on EDIC's development and buildout. Our baseline report is due May 22nd.

Richard Bienvenue – Treasurer's Report

- Balance Sheet as of 4/30/06 shows our Total Assets at \$2,575,203.32 and Total Liabilities at \$583,889.63.
- Our Note with Community Bank has been rolled over through September 2006 with everything the same except an increase in the interest rate to 7.25% from 6.50%. 7.25% is the going rate and he recommended approval.
- Renewal of our Officers and Directors Liability Insurance is due. Last year it cost around \$2,700 and he expects it to be the same this year.

MOTION: Bill McKeon made a motion to sign the loan agreement with Community Bank and the renewal agreement for Officers and Directors Liability Insurance, seconded by Glenn Kelly. Unanimous vote.

- Working on an RFP and researching requirements under Chapter 30B. Put a call into the Inspector General's Office to find out what specifically which transactions are exempt so we have a better understanding of what we as an EDIC are required to do. The timeline is to vote on a draft RFP at our June meeting, have a two week consecutive advertising period, having the actual RFP's ready for sometime before our July meeting and evaluation and award sometime in August.

Old Business

- Edgarton Drive – Drainage Issues, Road Taking, etc.: Peter Nielsen reported with the recent rain the new building under construction has brought down more sand, there is about 4" of erosion. Bill McKeon suggested Peter send a letter or call the Building Department about this problem but Peter has not decided what he is actually going to do.
- Economic Development Element of the LCP – Glenn Kelly reported they are still in the talking stages trying to get something finalized. Because he is responsible for the Economic Development Element, Glenn then referred back to EDIC's report to the Selectmen and Planning Board saying he was astonished at the almost closed mindedness of that meeting. "The Selectmen, the Planning Board, the folks in general want to attract good jobs, good wages and not to give the congregate care and Alzheimer's unit a fair hearing was pretty disappointing." There is a need in Falmouth for a center like this, maybe not on Edgarton Drive but he hopes in the future a spot is found. He also believes the human element wasn't taken into account – we have an aging population, many with relatives with Alzheimer's and feels it would be a good addition to the town and provide

jobs. Chairman Halvorson agreed the feeling was a ‘lack of enthusiasm’ which makes it unlikely such a project will move forward in Raymond Park. Bill McKeon suggested the proponent make a more detailed presentation. In the meantime, we will look at other options.

Approve Minutes of April 10, 2006

Glenn Kelly made a motion to approve the minutes of April 10, 2006 as printed, seconded by Bill McKeon. Unanimous vote.

Bills

Bill McKeon made a motion to approve expenditures totaling \$4,265.00 as presented, seconded by Glenn Kelly. Unanimous vote.

Set Next Meeting Date

Our next regular meeting is scheduled for **Monday, June 12, 2006 at 4:00pm.**

Adjournment

Glenn Kelly made a motion to adjourn at 5:00pm, seconded by Bob Stanley. Unanimous vote.

Respectfully submitted,

Linda J. Wells
Recording Secretary