



EXECUTIVE SESSION

September 10th, 2019 @ 9:34am
Board of Selectmen Room, Town Hall
59 Town Hall Square, Falmouth, MA 02540

Present: Christopher Land (C), Susan Moran (VC), Christopher Simmler (Ck), Patti Haney, Michael Galasso

Absent: Paul Burke (T)

9:34* **MOTION: Moran made a motion to adjourn the open session meeting and move into Executive Session in respect to the Tech Park. Simmler 2nd. Roll Call: Aye Michael Galasso, Aye Susan Moran, Aye Christopher Land, Aye Chris Simmler, Aye Patti Haney.**

9:35 **Tech Park Leasing Opportunity at 64 Technology Park Drive**

- DiGiano distributed a map of the property and the letter/email sent to the Tech Park owners advising of the EDIC intend to request a zoning change for this lot with the Town of Falmouth. It is currently zoned for public use. The Falmouth EDIC filed a petition to change zoning to LIC – to allow for ground mounted solar usage.
- It is approximately 4.5 acres and subject to the water tank easement by the Town of Falmouth. 2.5 acres are available for lease.
- Jim Fox advised he received an inquiry from a ground solar company who is interested in leasing the property - for \$20,000 per year. It is a triple net deal. Fox spoke with the town Water Commissioner, Steve Rafferty, who advised that if the water tank was maintained at a 50' clear radius around it, they would consider a joint venture and add their extra land to the leasable property. Fox is requesting permission from the Board to proceed with a non-binding letter of intent to begin the leasing process.
- Moran questioned if abutters responded to the communication letter/email sent. DiGiano advised that Dan Webb, Falmouth Tech Park Association Member, said he supported the use as an individual owner, and he copied his email response to the other owners. Webb mentioned that a year ago there was an article before Town Meeting to allow for ground mounted solar as a primary use in all industrial districts in Town. It was not approved at that time and Webb inquired if the Falmouth EDIC would consider filing a petition for a blanket zoning change vs. just for 64 Technology Park Drive.
- Fox advised that the Planning Board voted to indefinitely postpone this blanket zoning change request as much more study and information would need to be obtained by the petitioners, as well as speaking with all of the abutters. There are a least 3 different industrial districts in Falmouth with varied zoning assignments. At the time presented, the petitioners were not prepared with all the information required for the Planning Board to consider the request.
- Galasso inquired if the EDIC needed to issue an RFP to solicit proposals for the land to be leased. DiGiano will inquire with the EDIC Attorney to obtain an answer to the RFP question.
- **MOTION: Haney made a motion to allow Jim Fox to proceed with the non-binding LOI with the potential Lessee. Simmer 2nd. All in favor. Approved.**

9:50 **ADJOURNMENT:**

MOTION: Haney made a motion to adjourn the Executive Session meeting. Galasso 2nd. Roll Call: Aye Michael Galasso, Aye Susan Moran, Aye Chris Land, Aye Chris Simmler, Aye Patti Haney.

**Times listed are intended merely for guidance*