

ECONOMIC DEVELOPMENT COMMITTEE MEETING
Municipal Building, 3rd Floor Training Room
July 27, 2015

Minutes

In attendance were the following members of the Economic Development Sub-Committee: Andrew Bissanti Economic Development Committee Chairman, Robert Vallee, Matt Kelly, and Peter Padula. Also in attendance were Town Councilors Judith Pond Pfeffer and Robert Dellorco, Planning Board Vice Chairman Joseph Halligan, Town Administrator Jeffrey Nutting, Planning and Community Development Director Bryan Taberner, and Town Planner Beth Wierling. In the audience were Sandra Verhaegen, and a reporter from Milford Daily News.

The meeting was called to order at 5:00 P.M.

Chairman Bissanti stated the Committee was holding the meeting to meet with the three companies that responded to the Pond Street RFPs.

5:05 PM: Kearsarge Energy, Lease for Solar Proposal

The following individuals were present representing Kearsarge Energy: Andrew Bernstien, Edward Tittlebaum, Mike Lotti, and Rich McCarthy.

Kearsarge Energy representatives gave an overview of the company, indicating they were a solar developer, while IESI was an environmental remediation and solar engineering, procurement and construction services company.

Mr. Bissanti asked the members of Kearsarge if they thought there would be a point of saturation referring to the need for additional solar power in Massachusetts. Kearsarge indicated the residential needs are not slowing. Mr. Lotti indicated one thing their company would be able to do is evaluate the Town's infrastructure and recommend possible infrastructure improvements.

Kearsarge indicated they are only looking to flatten the site for installation of panels; they are not looking to remediate the site. They are not looking to do extensive reworking of the site.

Kearsarge would like to produce 3.2 Mw over approximately 12 acres.

6:00 PM: Solect Energy Development, Lease for Solar Proposal

The following individuals were present representing Solect Energy Development: Matt Shortsleeve, Paul Riely, and Miguel Inera.

Solect Energy Development gave a presentation about their proposal for a 2 MwAC solar project. Mr. Inera indicated that the company didn't want to incur the cost to remove the sewer structure and would plan project around the structures.

Solect indicated if trees needed to come down along Pond Street, they would like to think of an alternative solution to buffer, especially along the 100' buffer along the east because of the shade factor.

Ms. Verhaegen would like the company to consider a 200' buffer and doesn't want to see trees removed to keep visual appeal of the site.

Mr. Inera indicated the project proposed a 50' buffer along Pond Street.

Solect indicated they would consider access for Mine Brook.

The company indicated that they construct, own and operate their projects.

Members of the EDC thanked the company and indicated they would contact them in the future.

6:30 PM: Baystone Development

EDC indicated the original proposal indicated commercial however, proposal is for only office and residential. Members indicated that the proposal shows three styles of multifamily housing units, however, there can only 3 or more units to be considered multi-family.

Members of the Baystone Development Team introduced themselves for the record: Roy McDowell, Todd McDowell, and Eric Swinson.

Baystone Development indicated they were the developers of Legacy Farms and Danforth Greens. They are proposing 14,000 s.f. medical office building and housing with 150 feet buffer along Pond Street, clean-up of the site and walking trails. Ms. Pond-Pfeffer asked if they would consider walking trails with access to Mine Brook? Baystone indicated they would look into this request.

The company indicated while they are not proposing a LEED certified building, but are proposing to implement LEED standards. They are proposing 60 to 65 2-bedroom units, and 35 to 40 3-bedroom units. After other questions by the EDC the members of Baystone left the room.

EDC members indicated they needed time to discuss the proposals at a future meeting.

Motion to adjourn. All in favor.

Respectfully Submitted,

Beth A. Wierling
Town Planner