

South Hadley Fire District No. 2

Elmer Brook Subcommittee attendance at PC meeting

Meeting Minutes

Meeting Date: Tuesday, October 16, 2018

Meeting Time Start: 6:00 pm

-Attendance:

Jim Menard & Bill Selkirk

-Others present:

Mary Beth O'Meara

The Prudential Committee meeting called to order by Kenneth McKenna @ 6pm.

Excerpt from Prudential Committee Meeting Minutes of 10/16/2018:

Elmer Brook Committee Update

J. Menard stated that he had spoken with Attorney O'Toole regarding the next steps for the Elmer Brook property. He provided an update and list of next steps:

RE: Solar Farm/Elmer Brook Committee

-Parcel 58/19 purchased February 1, 1911, Registry Book 665, page 63.

-Parcel 58/20 purchased August 31, 1916, Registry Book 730, page 329.

-Portion of Parcel 20 (frontage lots on Amherst Road) sold May 9, 1945, Registry Book 990, pages 336-337.

Corrected May 9, 1945 deed, April 25, 1947, Registry Book 1016, pages 441-442.

The total 65 acres of parcels 19 & 20 were excluded from the 600+ acres that the District sold to the State back in the early 2000's.

- Parcel 19 is a 30-acre tract. It would be the committee's recommendation to sell it to the Kestrel Trust for permanent conservation. We have had conversations with a Kestrel representative and the South Hadley Bike Walk Committee. A portion of the property could be used for a trail access to Lithia Springs.
- Parcel 20, a 35-acre tract, is where the sub-committee proposes to develop a solar farm. The South Hadley Electric Light Department (SHELD) has given us the name of a solar developer, Todd Bard, who has provided some advice. He has indicated that we could develop 25 acres of parcel 20, installing up to 5 kilowatts of solar. The District's options would be to sell the power to SHELD, or to National Grid since we are on the South Hadley/Granby line.

Next Steps:

-Approval from both Boards to move to next steps

-Step 1 - Informational Meeting for the District

-Step 2 - Special District Meeting to Approve Solar Objective

-Step 3 - Develop a RFP for Solar Farm on Parcel 20 (25 acres)

-Step 4 - After Parcel 20 is complete Negotiate Deal-Parcel 19

J. Menard stated that the sub-committee recommends we develop it for a solar farm and is looking for approval to move ahead with the next steps recommended by Attorney O'Toole as listed. W. Selkirk stated that they are still trying to determine if

parcel 20 is under Article 97. J. Menard stated that the benefits include the possibility of discounted electrical service and the rental income which is based on the number of megawatts (1-5) which could be as much as a \$40,000 to \$75,000 annual lease agreement. The letter which was provided to the PC at the last meeting has been sent to Rep. Scibak. J. Menard stated that he has had a conversation with Senator Humason who said they will all work together. J. Menard said that his question to the PC is when and if we should have a Special District Meeting. W. Selkirk said that for the antenna there was a separate meeting. K. McKenna said that we will have a lot of people with concerns and there should be a totally separate meeting on just this one issue. M. O'Meara said that in her experience she believes we get more money from Kestrel Land Trust than from the state. She said Kestrel may have more money and more volunteers to build the trail. J. Menard stated that he does not think we should do both at the same time [solar and sale of parcel 19].

J. Menard made a motion to approve the Elmer Brook Committee proceeding with:

- Step 1 – Informational Meeting for the District

- Step 2 - Special District Meeting to Approve Solar Objective

- Step 3 – Develop a RFP for Solar Farm on Parcel 20 (25 acres)

Second by K. McKenna. The motion passed with a unanimous vote.

Adjourned: 6:25 PM