



**Town of Amherst
Town Council Meeting
Monday, April 22, 2019
Town Room, Town Hall
4 Boltwood Avenue**

Executive Session Minutes

Members present: Bahl-Milne, Brewer, DeAngelis, DuMont, Griesemer, Hanneke, Pam, Ross, Ryan, Schoen, Schreiber, Swartz.

Members absent: Steinberg.

Staff present: Nartowicz, Bockelman, Ziomek.

Entered executive session at 10:04 pm.

Griesemer explained executive session minutes 30A, s.21(a)7. Motion by Hanneke to approve the 1/28/19 Executive Session minutes as presented/amended, and to withhold their release until the Council determines that disclosure will not defeat the lawful purpose of the Executive Session (seconded by Griesemer). Minutes approved by roll call vote (Bahl-Milne, Brewer, DeAngelis, DuMont, Griesemer, Pam, Ross, Ryan, Schoen, Schreiber, Swartz), and withheld.

30A, s. 21(a)6.

1. Hickory Ridge
2. New information on DPW site

1. Hickory Ridge moving forward with solar on 25 acres. Moving through ConCom and ZBA now. Hickory Ridge will open this year – no memberships. Possible Town purchase contingent on finding 125-150 acres. Appraised value 1.2 – 1.3 million. Hope to be before Council with more information in coming weeks. May save some frontage for other uses. CPAC \$200,000 – may seek approx. \$500,000 additional funding from Town. If Town acquires, would work on master plan for site. Possible connections between apartment complexes and site uses. No P&S with owners yet. Need to work through regulatory process including State process (NPDES).

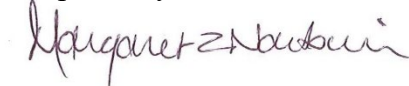
Minutes approved by Town Council on June 17, 2019. Minutes released on May 16, 2022.

Discussion regarding mitigating for impacts. Solar company will do the work to accomplish that. Master plan for the property will dictate uses, revenues, etc. Discussion regarding decommissioning. Question regarding payback on purchase/return on investment. Council will have control of land. Solar PILOT will generate revenue. Explanation of PILOT payments. Possibility exists that entire parcel could be sold to Town and Town lease back the 25 acres of solar. Discussion regarding benefits to Town of purchase of entire property and non-monetary benefits.

2. DPW site – Paul – for Fire Dept, best site is DPW site. Working for over a year to identify sites. Potential site owned by Amherst College. Long term lease. Hope to start talking to neighbors. East Village center, south on South East Street, before underpass – Stanley Street – 27 acre site. Most of Amherst College acreage is in Amherst College Sanctuary. Frontage on South East Street and Stanley Street. Believe site is large enough for consolidated DPW. Site meets criteria for siting DPW building (central location, buffering, water, sewer and enough space for community use). Social justice considerations with affordable housing adjacent to parcel. Parcel is deemed by Amherst College to be not core to Amherst College’s mission. Various considerations regarding agricultural land loss, wetlands, social justice, etc. Observation that quasi-industrial use would be in the midst of residential. Some of the land could be permanently protected. Other uses to accommodate neighboring residences. Will need room for solar for facility as large as potential DPW. Long-term lease – 99 years for \$1.00. Question regarding soil type, quality. Has been rented to non-Amherst farmer for many years. Next steps – Amherst College wants to be held harmless with any issues related to siting DPW on the parcel. Will start to have quiet conversations with neighbors, neighborhood meetings to get feel. Suggested to speak with Habitat about how to have conversations. Importance of framing conversations - during next 2 months will be working on it.

Motion by Hanneke to adjourn the April 22, 2019 meeting of the Town Council (seconded by DeAngelis). Adjourned 11:10 pm by roll call vote – unanimously.

Respectfully submitted,



Margaret Z. Nartowicz
Town Clerk & Clerk to the Council