

Don Walsh

From: Don Walsh [dwalsh@walpole-ma.gov]
Sent: Wednesday, November 29, 2006 1:48 PM
To: epd.filing@state.ma.us
Subject: Generating Plant Locations

I am the Economic Development Officer in Walpole, MA. A developer has approached us about possibly building a new electric generating plant in Walpole. I want to contact towns where such facilities are now located to discuss property tax impacts, community reactions, traffic, water and any other issues relevant to siting. Would someone send me the names of these towns so I can contact them?

Thank you.

Don Walsh
508 660 7352 (w)
617 595 8649 (c)

Don Walsh

From: Don Walsh [dwalsh@walpole-ma.gov]
Sent: Monday, December 11, 2006 12:26 PM
To: Michael Boynton
Subject: Chris Timson

Mike
FYI

I spoke with Chris about Route 1 sites and will be doing some research on them for him (wetlands, water, sewer, etc). Also, he said he was very interested in the power plant and would like to meet with the developer. I spoke with the developer to relay the message that the town is interested in talking. He said he'd get back to me. I also have a list of Massachusetts towns with operating power plants.

Don

Michael Boynton

From: Don Walsh [dwalsh@walpole-ma.gov]
Sent: Thursday, December 28, 2006 12:04 PM
To: Michael Boynton
Subject: Power Plants

Attachments: Power Plants.doc



Power Plants.doc
(28 KB)

Mike

Attached is draft/in process summary of power plants in towns. I'm waiting for return calls so I can complete it but let me know what other information you want for our meeting with the developer next Wednesday (at 10am).

Don

Michael Boynton

From: Don Walsh [dwalsh@walpole-ma.gov]
Sent: Wednesday, January 03, 2007 3:10 PM
To: Al DeNapoli; don johnson; Michael Boynton
Subject: Power Plant

There will be a meeting with the developer proposing an electricity producing power plant in Walpole at 9 am on Thursday, January 11, 2007 in Mike Boynton's office. Hope you can join us.
Don

Michael Boynton

From: Michael Boynton [mboynton@walpole-ma.gov]
Sent: Wednesday, January 03, 2007 4:45 PM
To: Cathie Winston (cwinston13@yahoo.com); Caron, Michael (mcaron@axistechnologyllc.com); Chris Timson (ctimson@htwolaw.com); DeNapoli, Al (adenapoli@tbhmr.com); Denneen - Home, Joe (JD-1@comcast.net)
Cc: Berube, Cindy - BOS (cberub@walpole-ma.gov); Johnson, James (jjohnson@walpole-ma.gov); Walsh, Don (ecodev@walpole-ma.gov)
Subject: Power Plant

Hi All,

As you know we have been approached very informally regarding the possible development of a power station on 20 acres of land at the end of Industrial Road. The company is Competitive Power Ventures from Braintree. At this time, they have not submitted any plans of program specs. During our meeting, I expressed concern to the company representative that such a concept needs to be fully analyzed as to pros and cons before any consideration of support could be discussed. Don Walsh has been researching how other communities have addressed these types of facilities. I have provided him with a series of questions, all related to health, permitting, site, and financial concerns. Those need to be addressed prior to any serious effort being put forth by Town officials here.

That being said, Competitive Power has asked to meet with Town policy officials to more clearly identify what it is they are proposing. A meeting has been set up for Thursday January 11th at 9:00AM in room 112 to hear this presentation. All board members are invited, and I also asked Don to extend the same offer to the Town Planner and the Planning Board. If there are going to be more than three members of either Board present, I will be certain that it is posted. Please let me know asap if you will attend.

Please advise with any questions or suggestions!!

Michael

Michael Boynton

From: Michael Boynton [mboynton@walpole-ma.gov]
Sent: Wednesday, January 03, 2007 5:43 PM
To: Berube, Cindy - BOS (cberub@walpole-ma.gov)
Subject: RE: Power Plant

Cindy,

We better post this Meeting.

MB

Michael Boynton

From: Michael Boynton [mboynton@walpole-ma.gov]
Sent: Tuesday, January 09, 2007 9:01 AM
To: 'Michael Boynton'; Cathie Winston (cwinston13@yahoo.com); Caron, Michael (mcaron@axistechnologyllc.com); Chris Timson (ctimson@htwolaw.com); DeNapoli, Al (adenapoli@tbhmr.com); Denneen - Home, Joe (JD-1@comcast.net)
Cc: Berube, Cindy - BOS (cberub@walpole-ma.gov); Johnson, James (jjohnson@walpole-ma.gov); Walsh, Don (ecodev@walpole-ma.gov)
Subject: RE: Power Plant

Just an update here.....

I asked Don yesterday to contact the proposed developer of the facility to inform him that we had posted this meeting as an open meeting. Shortly thereafter, Mr. Martinez called Don back and said that they would not be able to attend any open meeting at this time because they "do not control the land" yet. They are concerned about corporate implications. Both Don and I relayed that private meetings are not possible, and that at a minimum they should come in to talk about their concept and type of facility they are interested in bringing to Walpole. They are supposed to get back to us today. I will keep you posted.

Michael

Michael Boynton

From: Christopher Timson [ctimson@htwolaw.com]
Sent: Tuesday, January 09, 2007 10:37 AM
To: 'Michael Boynton'; 'Cathie Winston'; 'Caron, Michael'; 'DeNapoli, Al'; 'Denneen - Home, Joe'
Cc: 'Berube, Cindy - BOS'; 'Johnson, James'; 'Walsh, Don'
Subject: RE: Power Plant

Michael,

Rather than put up a barrier to the initial meeting, I would suggest that the Selectmen have two representatives attend the meeting. We don't need more than two Selectmen to be present. I would like to be present at the meeting, but if having only two Selectmen at the meeting means that I cannot attend, then so be it. Let's try to present our Town as one that will work with a developer. When dealing with other towns in my law practice, I have had initial meeting(s) with Town representatives that were not "posted".

Michael Boynton

From: Al DeNapoli [adenapoli@tbhr-law.com]
Sent: Tuesday, January 09, 2007 10:27 AM
To: Christopher Timson; Michael Boynton; Cathie Winston; Caron, Michael; Denneen - Home, Joe
Cc: Berube, Cindy - BOS; Johnson, James; Walsh, Don
Subject: RE: Power Plant

I agree with Chris, however, the discussion does not need to be site specific to just apprise us of what they would need and what it would mean to the Town. Anyway, I agree we should try to accommodate them as to issues which they may (although we may not) perceive to be sensitive to them.

Al DeNapoli
Attorney at Law
Direct Dial: (617) 218-2024
E-Mail: adenapoli@tbhr-law.com

Michael Boynton

From: Joe Denneen [jd-1@comcast.net]
Sent: Tuesday, January 09, 2007 1:26 PM
To: Al DeNapoli; Christopher Timson; Michael Boynton; Cathie Winston; Caron, Michael
Cc: Berube, Cindy - BOS; Johnson, James; Walsh, Don
Subject: Re: RE: Power Plant

Based on Don's info about Mr. Martinez not wanting an open meeting at this time, I am calling off Thursday's power plant meeting. I would like to suggest, based on Cathie's willingness to participate and Al as Vice - Chair that they meet with Mr. Martinez when Don can schedule a meeting.

Please contact Don with any comments and your availability.

Thanks,

Joe

Michael Boynton

From: Christopher Timson [ctimson@htwolaw.com]
Sent: Tuesday, January 09, 2007 2:34 PM
To: 'Joe Denneen'; 'Al DeNapoli'; 'Michael Boynton'; 'Cathie Winston'; 'Caron, Michael'
Cc: 'Berube, Cindy - BOS'; 'Johnson, James'; 'Walsh, Don'
Subject: RE: RE: Power Plant

Joe,

For the record, I am also willing and want to be involved in the meeting. Again, I will not attend if it means that the meeting will have to be public where the developer desires a private meeting at this early stage. I haven't heard Cathie's position on this. I don't see why the meeting can't go forward on Thursday with the representatives of the Board that will attend. At least at this early stage, let's put our best foot forward and not cancel the first meeting if we can avoid doing so. If we can't even get our act together to have an informal meeting with a potential multi-million dollar per year tax payer, then how will the Town be perceived? My whole point in stating that I would agree to step aside for this meeting was to make sure the meeting occurred as scheduled this Thursday.

Chris

Michael Boynton

From: Joe Denneen [jd-1@comcast.net]
Sent: Wednesday, January 10, 2007 5:47 PM
To: Michael E. Boynton
Subject: Fw: Re: RE: Power Plant

----- Original Message -----

From: Catherine Winston
To: Joe Denneen
Sent: Wednesday, January 10, 2007 12:02 PM
Subject: [Norton AntiSpam] Re: RE: Power Plant

Dear Joe,

I believe I have issues ethically with this meeting. Because I work for Antonio Lorusso directly and that he is President of the Lorusso Family Trust that owns this 19 acre parcel, according to the State Ethics I can't even participate in the discussion. I would have to recuse myself from all discussion. If I feel I need to become involved, I will have to resign from S. M. Lorusso & Sons, Inc. I have had a conversation with Tony, If there is great opposition to this proposal, he would not proceed.

Cathie

Michael Boynton

From: Joe Denneen [jd-1@comcast.net]
Sent: Wednesday, January 10, 2007 5:57 PM
To: Christopher Timson
Subject: Re: RE: RE: Power Plant

Chris,

The meeting is still off. The developer wants it that way. I don't want another Bird Machine. In any event, Cathie has recused herself from all discussion on this matter based on her job with Tony. When Don sets up the meeting, I would be pleased to have you and Al attend. Please call me so I can discuss this with you.

Thanks,

Joe

Don Walsh

From: Don Walsh [dwalsh@walpole-ma.gov]
Sent: Thursday, January 11, 2007 12:34 PM
To: 'Al DeNapoli'
Subject: RE: RE: Power Plant

Al

Given that Cathy can't meet, that Chris wants to and that the developer is expecting to meet with Walpole next tuesday or Thursday morning (anytime), do you have a suggestion on next steps?

Don

Michael Boynton

From: Michael Boynton [mboynton@walpole-ma.gov]
Sent: Tuesday, April 03, 2007 9:38 AM
To: Caron, Michael (mcaron@axistechnologyllc.com); Cathie Winston (cwinston13@yahoo.com); Chris Timson (ctimson@htwolaw.com); DeNapoli, Al (adenapoli@tbhmr.com); Denneen - Home, Joe (JD-1@comcast.net)
Cc: Berube, Cindy - BOS (cberub@walpole-ma.gov); Johnson, James (jjohnson@walpole-ma.gov)
Subject: FW: Power Plant

FYI from Don Walsh.

-----Original Message-----

From: Don Walsh [mailto:dwalsh@walpole-ma.gov]
Sent: Tuesday, April 03, 2007 9:35 AM
To: Michael Boynton
Subject: Power Plant

Mike

FYI

I spoke with Orlando Martinez of CPV last week. I asked him for language on zoning of power plants that they have in other Massachusetts towns. We want to look at any such language as we go through the Zoning By-Laws re-write process. He'll get me that language. He indicated that he was still doing work to gauge the feasibility of a Walpole site.
Don

Don Walsh

From: Don Walsh [dwalsh@walpole-ma.gov]
Sent: Thursday, April 12, 2007 2:22 PM
To: don johnson
Subject: FW: Zoning Bylaw

Don J

Attached is zoning language for a power plant. Can you take a look and let me know what you suggest we do?

Don W

-----Original Message-----

From: Orlando Martinez [mailto:omartinez@cpv.com]
Sent: Wednesday, April 11, 2007 11:48 AM
To: dwalsh@walpole-ma.gov
Subject: FW: Zoning Bylaw

Don,

here is an excerpt from the Town of Somerset's zoning by-laws. I'll be sending you more examples shortly. thanks.

Orlando

Don Walsh

From: Don Walsh [dwalsh@walpole-ma.gov]
Sent: Tuesday, May 01, 2007 4:23 PM
To: don johnson
Subject: FW: Walpole and Zoning bylaws

fyi

-----Original Message-----

From: Orlando Martinez [mailto:omartinez@cpv.com]
Sent: Wednesday, April 25, 2007 2:54 PM
To: dwalsh@walpole-ma.gov
Subject: FW: Walpole and Zoning bylaws

Don,
Here is the zoning by-laws for the city of Danbury, CT. Please look at section 6.B.2 where they discuss power plants. Are you around next week? I need to meet with you to talk about your progress with the community.
Thanks.

Orlando