



Shaun A. Suhoski, Town Manager
Email: ssuhoski@townofathol.org

Bridget A. Sullivan, Administrative Asst.
Email: selectmen@townofathol.org

MEMORANDUM

TO: Athol Board of Selectmen
FR: Shaun A. Suhoski, Town Manager
RE: Town Manager's Report
DT: December 18, 2018

Dear Board: Please see the following update for tonight's meeting.

Proposed Host Community Agreement – The Blue Jay Botanicals: A proposed HCA with Blue Jay Botanicals is included within your packets. Blue Jay hopes to receive a special permit from the Board of Planning and Community Development to allow retail sales of marijuana at 22 Chestnut Hill Ave.

You will note that the proposal tracks the three prior HCAs approved by the Board with the following key provisions:

- Company to make annual payments in amount equal to three percent of gross sales up to \$275,000
- Company to make advance payment of \$15,000 to first annual payment three months after opening of the facility; thereafter due on the annual anniversary date of the advance payment
- Company to make annual charitable contributions of \$10,000 up to three charitable, research, educational or community organizations it deems appropriate
- Company to make one-time payment of \$5,000 in consideration of technical and legal costs within 60 days after opening for business

I attended the initial presentation before the BPCD and believe that the property improvements to both the building and site will enhance the gateway to the community. The BPCD will take up further comments on January 2 and I would be pleased to convey the Board's thoughts.

Accordingly, I request the Board of Selectmen to ratify the proposed HCA subject to receipt of a special permit from the Board of Planning and Community Development.



RFP – Long-term Lease of Equestrian Park: Voters at the Fall Town Meeting authorized the Board of Selectmen to enter into a long-term lease for the property located off New Sherborn and Doe Valley Roads (known at the New England Equestrian Center of Athol (NEECA).

The site includes over 220 acres of land off of Doe Valley and New Sherborn Roads with the larger parcel being acquired by eminent domain on February 21, 2001 in the amount of \$142,000.

The acquisition was substantially funded through an Urban Self-Help grant of \$100,100 which stipulated that the funds were for *“the acquisition for park and recreation purpose of 148 acres of land, in fee simple, by the Town of Athol, for the creation of greenway trails and the development of an Equestrian Center.”*

My office is developing and will issue a Request for Proposals to enter in to a long-term lease with a non-profit organization consistent with the following comparative criteria:

- Land use consistent with “park and recreation” purposes; preferably equestrian based
- Responsible to pay off balance of promissory note to Town for construction of the driveway
- Minimum ten years successful stewardship of public land
- Allowance for minimum number of community, civic and municipal events
- Land and trails open to the public subject to reasonable rules and regulations

 <p>Property Card: DOE VALLEY RD Town of Athol, MA</p>	 <p>Property Card: 802 NEW SHERBORN RD Town of Athol, MA</p>		
<p>Parcel Information</p> <p>Parcel ID: 056-046 Vision ID: 5342 Owner: TOWN OF ATHOL Co-Owner: EQUESTRIAN PARK Mailing Address: 584 MAIN ST ATHOL, MA 01331</p>	<p>Parcel Information</p> <table border="1"><tr><td>Parcel ID: 056-018 Vision ID: 5321 Owner: TOWN OF ATHOL Co-Owner: EQUESTRIAN PARK Mailing Address: 584 MAIN ST ATHOL, MA 01331</td><td>Map: 56 Lot: 18 Use Description: Athol Selectmen V Zone: RC Land Area in Acres: 150.37</td></tr></table>	Parcel ID: 056-018 Vision ID: 5321 Owner: TOWN OF ATHOL Co-Owner: EQUESTRIAN PARK Mailing Address: 584 MAIN ST ATHOL, MA 01331	Map: 56 Lot: 18 Use Description: Athol Selectmen V Zone: RC Land Area in Acres: 150.37
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I hope to release the RFP is before the end of the calendar year such that responses shall be due on or before January 28, 2019 to enable the property to be eligible for state grant funds in 2019.

Miscellaneous:

- Held department head meeting; attended FWAC meeting
- Participated in training for codification project
- Chaired permit authorizing committee (Dollar Tree site plan approval)
- Completed AED / CPR training with Town Hall staff
- Attended Opportunity Zone statewide conference with Town Planner