

Belchertown EDIC
January 24, 2018 Meeting

Members

Bill Terry Jonathan Spiegel Beth Maroney
Kirk Stephens Bob Rivard Rich Kump

Meeting Open 7:01 p.m.

Auditorium, Town Hall

Guest, Presenters, Observers;

Claire O'Neill, Mass Development

Doug Albertson, Town Planner

Pat Barry, Media

Agenda Item #1 Adoption of Public Meeting Notes 10/18

Copies circulated to members

Rich Kump moved to accept the notes prepared by Ms O'Neill

Bill Terry seconded Voted 5-0-1

Adoption of Meeting Minutes Dec 6th Regular and Exec Meetings

Bill Terry Moved to accept the minutes as submitted

Beth Maroney Seconded

Voted 4-0-2

Bill Terry Moved to accept the minutes as submitted

Kirk Stephens Seconded

Voted 4-0-2

Agenda Item #2 Payables

No invoices submitted at this time.

Agenda Item #3 Additions to Agenda

Exec Session

Mr. Terry indicated that we would hold an executive meeting at the conclusion of the Regular meeting.

Agenda Item #4 Development Status

Claire O'Neill expressed her appreciation of the Boards action to reschedule this meeting to this evening since the snowstorm made last week impassible/impossible.

Ms. O'Neill informed the Board that the low bidder for the next demolition phase has withdrawn their bid. A site visit found a gross error in their internal bid process that underestimated the square foot cost by a sizeable amount. After a review by their legal team Mass Dev accepted the letter of withdrawal and moved on to the next low bid which was submitted by JR Vinagro of Johnston, RI. There will be a full on pre-demolition meeting on Friday, the 26th at 10:15 a.m. to go over the project requirements.

Board members discussed the traffic egress from the site with trucks loaded with debris. Ms. O'Neill thought that some limited traffic over the Front St. roadbed may be included, but that the final decision of exit traffic had not yet been made. Ms. O'Neill said they were working on a RAM management plan. They were about to submit the road design plans to Conservation Commission for determination of requirements, showing retention/detention areas and finalizing the R.O.W. for the roadwork, bike path and pedestrian movements and plantings. Several of the remaining structures are very close to the roadwork.

A long discussion ensued about Front St. and the street address belonging to Grantham, 99 Front St., which gives them a Street presence that begins on Rt. 202. Ms. O'Neill recommended that we keep the name Front St. through the left hand turn leading up to the Assisted Living Facility. Mr. Stephens thought is a bit strange to maintain that street name throughout the loop facing the building. Mr. Albertson agreed that it was a bit unusual but not the first instance of a street name following a winding roadway. Signage would eliminate confusion.

Mr. Spiegel asked that we consult with the Building Inspector concerning future numbering and street designations so as to coordinate with the requirements of the 911 system. Mr. Terry said that he would talk with Mr. Adzima at Friday's meeting to cement agreement on these points.

Ms. O'Neill said the electric feeds are slowly making their way to the AL building. Some conduit is in place, some of the feed happens in tunnel and it is proceeding at this time to finalize this piece.

A fairly long discussion ensued about issues of safety and the interlocking pieces of roadway connecting Jackson St. with Rt. 202, and the safety issues that would create if the signalized intersections were not completed before the through road was opened. This will be a way to circumvent the center of Belchertown and could be a source of much traffic. Mr. Spiegel mentioned this to keep safety paramount and to manage expectations of the public. Mr. Terry said that Hulmes Transportation will have a keen interest in the new roadway being created and we cannot limit all the traffic by-pass this will create, some of which will be highly desirable from different starting points.

Mr. Spiegel also asked if there was a way to get a HUB designation, or some other economic zone designation, on this land. Mr. Albertson said that in the past these designated zones were directed at less advantaged communities and that we appeared wealthier in comparison. Ms. O'Neill said she would look into it to see if she could gain insight into the process.

Mr. Terry took a moment to remind the Board that it was time to take the online Conflict of Interest training and to print out their certificates for the Town Clerk's Office, as well as to sign and return the sheets confirming that they received their packets.

Agenda Item #5 Security

Mr. Stephens indicated that traffic was still obvious onsite but that police activity has slowed it down indicating that the problem is somewhat ameliorated and that ongoing construction is the best security. As we take out more buildings there is less attraction, as we have more activity on site, conditions improve.

Agenda Item #6 Member Time

Hearing no further discussion Mr. Terry thanked the Board and closed the Regular Meeting at 8:00 p.m. and asked for a voice vote to go into the Exec Meeting

Voted 6 – 0 – 0

Respectfully Submitted

A handwritten signature in black ink that reads "Bob Rivard". The signature is written in a cursive style with a large, stylized initial "B".

Bob Rivard,

Director