

Belchertown EDIC
Regular Meeting

Jan 9, 2019



Members

Bill Terry ___x___ Jonathan Spiegel ___0___ Rich Kump ___x___
Beth Maroney ___x___ Kirk Stephens ___x___ Bob Rivard ___x___

Media; Pat Barry

Meeting Open ___7:00 p.m.____
Large Meeting Room

Introduction of Guest, Presenters, Observers

Claire O'Neill, MassDev
Gary Brougham, Town Manager
Steve Williams, Director of Public Works
Jen Turner Belchertown Cultural Council
Erik Kristensen DOT

Bill Terry opened the meeting at 7:00 p.m.

Mr. Terry informed the Board that we scheduled a Public Hearing this evening at 7:30 p.m. concerning an EPA Grant Application and would also be hearing from DOT concerning easements and takings and the Belchertown Cultural Council concerning Food Trucks.

Agenda Item # 1 Adoption of Minutes

Bill Terry Moved to Approve the Minutes of Dec 19th Regular Meeting.
Kirk Stephens Seconded Voted 4 – 0 – 1
Mr. Kump was not present for this vote.

Agenda Item # 2 Payables

Mr. Stephens collected the payments to Mr. Kuc which were authorized at the last meeting, and approved by MassDev., for payment of \$850 for signage & re-posting and one for \$225 for work completed on entrances points.

Agenda Item #3 Development Status

Ms. O'Neill indicated that road work was shutdown for the season. There was some damage to the retention system and erosion control barriers, Ludlow Construction worked closely with the Conservation Commission to replace the damaged sections and make some additional efforts to contain rain events over the winter. They will continue to monitor the situation at the Jackson St. entrance.

Ms. O'Neill is considering some proposals that are in initial discussions stage, as they mature she will bring them forward.

More information will be presented in the Public Hearing soon to follow.

Agenda Item #4 Security

Nothing further.

Agenda Item #5 Member Time

Mr. Terry announced that the Town was requesting logging bids again and as abutters we should as well. All the work has previously been done for the bids last year so it requires little effort on our part.

Item #6 Public Hearing

Mr. Terry Opened the Public Hearing at 7:30 p.m.

Ms. O'Neill discussed the current Grant Application for Brownfield cleanup due end of January for an April/May announcement. The Public was given an opportunity to address Ms. O'Neill with questions or to submit their comments or questions in writing. Minutes of that meeting were submitted by Ms. O'Neill and added to these minutes.

Mr. Terry Moved to Close the Public Hearing at 7:42 p.m.

Mr. Kump Seconded

Voted 5 – 0 – 0

Item #7 Easements and Takings

Mr. Erik Kristensen of DOT opened a large plan showing the various easements, structures and appurtenant takings necessary for the widening of the intersection of Turkey Hill Rd., and the signals that will be installed at this location as part of a roadway improvement Project # 608412 Belchertown State and Maple St.

Mr. Kristensen indicated that the taking process and even the temporary easement process can be lengthy. Many landowners are encouraged to make donations of land or in our case to for the purpose, BEDIC could grant Right of Entry and sign a Land Damage Agreement. A few members took a moment to peruse the agreement.

Hearing no objections Mr. Terry asked for a motion.

Mr. Stephens Moved to Authorize the Chairman to sign the Agreement.

Mr. Kump added a friendly motion to add language to indicate Mr. Terry was authorized to sign the Right of Entry and Agreement this evening.

Ms. Maroney indicated that we were agreeing not to sue the DOT understanding that if we see damage to our property, they will fix it to our satisfaction.

Voted 5-0-0

8:10 p. m.

Item #8 Food Trucks

Jen Turner of the Belchertown Cultural Council addressed the Board. Ms. Turner has been involved in sponsoring and supporting Food Truck Friday on the Town Common. It has been a very noticeable success and is fast outgrowing the space available. They have been exploring other possible sites around town and wanted to discuss with the Board the possibilities that exist on EDIC land. Ms. Turner mentioned that they were looking for high visibility areas.

The discussion centered on the 7.5 acre parcel on State St. which is in close proximity to the Police station and the Senior Center. The vendors would produce Insurance binders. They hope to tie into an Art experience at various locations around Town, such as the Strong Museum and the Library.

Mr. Brougham and Mr. Williams voiced their opinions that the Town Common could use a rest from time to time to rebuild the root structures of the grass and that frequency of use and rain events can combine to make repair difficult.

Ms. Turner indicated that the Board of Health was inclined toward sites that could provide potable water and electrical connections to minimize generators was also considered a plus.

Mr. Terry said that we could not provide either.

Ms. O'Neill also mentioned that the site under consideration would eventually be developed into commercially viable parcels so it was not a long term proposition.

Ms. O'Neill asked what if anything the EDIC could do at this time. Ms. Turner responded that knowing land would be available will allow the BCC to do more planning for the various events under consideration including the outdoor movies.

Mr. Terry suggested that Ms. Turner contact Kevin Williams at the Water District to see where water was available across the town.

Mr. Brougham said that the Chestnut Hill School could provide water from a hydrant and

electricity from the field house.
No Vote taken.

Mr. Terry Moved to Adjourn at 8:50 p.m.
Rich Kump Seconded

Voted 5 - 0 - 0

Respectfully submitted

Bob Rivard, Director

William A. Terry



TOWN OF BELCHERTOWN
Economic Development & Industrial Corporation
Supporting Business Growth and Development in Belchertown

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William A. Terry, Chairman

Public Meeting Notes

Proposed EPA Brownfields Cleanup Applications for Lot #3 located at the former Belchertown State School, aka Carriage Grove.

Date: Wednesday, January 9, 2019

Time: 7:30pm

Location: 2 Jabish Street – Town Hall, (Selectmen’s Meeting Room), Belchertown, MA 01007

Bill Terry opened the meeting at 7:30pm and welcomed attendees. He asked Claire O’Neill of MassDevelopment to describe the project. Ms. O’Neill stated that BEDIC (with the assistance of MassDevelopment) is planning to apply for \$500,000 in Brownfields Clean Up funding from the U.S. Environmental Protection Agency. Lot 3 at the State School involves asbestos and lead paint remediation five buildings (3 being conjoined) including the kitchen, laundry and storage buildings and associated tunnels. The total estimated cleanup and demolition cost is \$1,035,000. Once cleared, this land will become part of the planned light industrial area. Ms. O’Neill advised that the draft application is available for the public’s review at the Town Clerk’s office and written comments via email or mail are due to her before January 24, 2019.

Kirk Stephens asked about Commonwealth funding and Claire O’Neill advised that \$500,000 was allocated for this year. Depending on priorities as to whether all these funds are spent on clean up or also on electrification of Carriage Drive.

Conversation then moved on to other redevelopment efforts. Having given everyone present an opportunity to ask question or speak, Mr Terry moved to close this Public Meeting at 7:42PM.

Mr Kump Seconded

Voted:

William A. Terry
William A. Terry, Chairman

Date: 1/9/19