



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

2 Jabish Street, P.O. Box 670, Belchertown, MA 01007 * (413) 323*0778*



William A. Terry, Chairman

Public Meeting Notes
Belchertown Economic Development and Industrial Corporation

Proposed EPA Brownfields Cleanup Applications for two (2) sites located at the former Belchertown State School, aka Carriage Grove.

Date: Wednesday, October 18, 2017

Time: 7:30pm

Location: 2 Jabish Street – Town Hall, (Planning Board Meeting Room), Belchertown, MA 01007

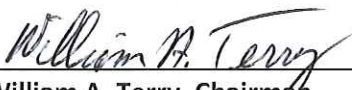
Bill Terry opened the meeting at 7:30pm and welcomed attendees. He asked Claire O'Neill of MassDevelopment to describe the project.

Ms. O'Neill stated that BEDIC (with the assistance of MassDevelopment) has been awarded two EPA clean-up grants. The subject of this evening's public meeting is Lot 1 and involves asbestos and PCB remediation of a 41,500 SF building known as the Dorm G (or Building 26) with a total estimated cleanup and demolition cost of \$940,000. This land will become part of the site of the planned senior independent living area. Ms. O'Neill stated that she, together with Dan Dragon, MassDevelopment's consultant from Tighe and Bond, are available to answer questions about the applications.

Mr. Brougham asked where the other funding would be coming from. Ms. O'Neill responded that in addition to \$200,000 in EPA Brownfields funding, the remaining cost would be funded from the FY18 state clean up grant which would be prioritized for the removal of Dorm G.

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 Hearing at 7:40 PM. Mr. Kump Seconded

Voted 5 – 0 – 0



William A. Terry, Chairman
Date:

Belchertown Economic Development and Industrial Corporation
Public Meeting Notes

Belchertown EDIC
Meeting
Public Hearing at 7:30

Oct 18, 2017

Members

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

Meeting Open 7:00 p.m.
Small Meeting Room, Town Hall

Guest, Presenters, Observers;
Agenda Item #1 Introduction of Guests

Bill Terry began the meeting with an introduction of guests and members of the Public. He announced that a Public Hearing was posted for this evening and would begin at 7:30 p.m. after a brief business meeting
Dan Dragon from Tighe and Bond, Ron Aponte, Gary Brougham, Doug Albertson, Brian Giggey
Claire O'Neill, Mass Development.

Media
Pat Barry; Community Television

Agenda Item #2 Adoption of Minutes
Mr. Terry Moved to Accept the Minutes of September 20th Regular Meeting

Rich Kump Seconded
No discussion. Voted 4 – 0 – 1 (Beth)

Agenda Item #3 Payables

Bill Terry moved to pay the Directors and Officers Liability Renewal Premium \$1,115.00
We had received a credit on the General Liability not on the D & O Policy
Rich Kump Seconded Voted 5 – 0 – 0

Mr. Terry received an Invoice for the final installment \$4,000 to Mr. Kuc for the work of brush hogging and cleaning the debris from around the site. Mr. Terry informed the Board that the work was not quite finished but would be shortly completed and the check would be cut but held in abeyance until Mr. Stephens had an opportunity to confirm that Mr. Kuc had satisfactorily completed the job.

Mr. Stephens Moved to pay Mr. Kuc for the work.

Mr. Terry Seconded

Voted 5 – 0 – 0

Agenda Item #4 Additions to Agenda

Mr. Terry discussed with the Board the Issue of the Road Name for the section of Roadway that connects Front St. through the balance of the site to Jackson St. In light of the recently announced MassWorks Grant for continuing the Roadway through this property in the foreseeable future, we need to confront this sooner rather than later.

Mr. Terry had earlier in the day sent an e-mail to get everyone thinking of this issue prior to meeting.

Ms O'Neill said that her inclination was to cement the branding effort of Carriage Grove Development with a street by that name.

The discussion went around the room with everyone voicing opinions pro and con, consideration of Tree names, consideration of Roadway name suffixes, Ave, Drive, Way, to name a few...naming the main St. after a vet or other personage, however no firm consensus emerged. Discussion turned to the Marketing Folks at Mass Development, Ms. O'Neill said she had not as yet solicited their input.

Mr. Kump thought it would be prudent to consult with the Post Office prior to any firm vote.

Mr. Albertson indicated that the 911 folks also might have some information to share.

Mr. Terry suggested that we table voting on the matter until we hear from MassDev marketing and get some feedback from the P.O. outreach that Mr. Kump graciously accepted to solicit.

Agenda Item # 5 Development Status 7:30 p.m.

Mr. Terry Moved to open the Public Hearing at this time to solicit input from the Public as a condition of the EPA Grant which was received for the remediation of Building G and #26 which requires executing a Community Relations Plan.

Rich Kump Seconded

Voted 5 – 0 – 0

Ms. O'Neill led the discussion of the timetable for demolition of the next few buildings, the bid documents are in process with Tighe and Bond, the status of the easements with National Grid, the Community Outreach efforts of Mass Development with Chamber of Commerce, the Historical folk, the Senior Center and the Council on Aging to keep all stakeholders in Town apprised of the efforts underway with the Assisted Living Facility and the infrastructure and Road investments by the Town and MassWorks. Mr. Brougham informed us that the Town's

obligation to extend Front St. to the Assisted Living Facility was about to begin. He informed us that he was able to provide power to the new building eliminating the need to constantly run temporary generators. A secure and substantial electric service connection will allow the project to proceed apace and the pressure to quickly solve the easements and feeds to the site is somewhat alleviated. The new building will be weather tight in a matter of weeks and having reliable lighting and power on every floor allows stacking of workers throughout the project, horizontally and vertically.

Ms. O'Neill spoke of the funding we would receive this fiscal year from the State Capital Budget.

Brian Giggey who is in process on the Garden Center purchase reiterated the electrical requirements for his business. It is anticipated that 3 phase electricians will be available on Front Street. sometime in November or December, this year.

Having given everyone present an opportunity to ask question or speak,

Mr. Terry Moved to close this Public Hearing at 7:40 PM.

Mr. Kump Seconded

Voted 5 – 0 – 0

Discussion followed for some additional time concerning the status of the new Front St. extension and the time table and design parameters for the newly funded connection to Jackson St.

Ms. O'Neill indicated that request for bids for the next stage of demolition went out and bids are due by November 11th, with the awards anticipated first part of December.

Ms O'Neill said that she was setting up a site walk through to look at the interior of some buildings and would need to move dirt blocking some doors to gain access and to get a sense of where the Storm Water would be detained and retained in relation to the new roadway.

Ms. O'Neill anticipated a walk around in the first or second week of November. The roadway is anticipated to be installed late spring or early summer 2018.

The layout of the new roadway will be run by all stake holders in Town, Boards, Commissions and Officials to give them all a chance to review prior to finalizing the design.

Ms. O'Neill asked if anyone had an opportunity to review the Arborists report. A copy was circulated. Mr. Stephens thought it wise to rate the trees as worthy of saving or too far gone to consider as well as for hopeful pruning and protecting. There will be substantial plantings added to the site as buildings are removed and some regrading has occurred.

The discussion turned to lighting on site, Ms. O'Neill circulated a cut sheet for a lantern design.

Mr. Kump Moved to allow Developers some latitude so select Ripon B 1130 Lantern style with a solid cap to focus lights downward or equivalent type fixtures.

Bill Terry Seconded

Voted 5 – 0 – 0

Agenda Item #6 Member Time

Nothing Additional

Respectfully Submitted

Bob Rivard Director