

**Belchertown EDIC**  
**November 30, 2016 Meeting**

Members

Bill Terry \_\_\_x\_\_\_ Jonathan Spiegel \_\_\_x\_\_\_ Beth Maroney \_\_\_0\_\_\_  
Kirk Stephens \_\_\_x\_\_\_ Bob Rivard \_\_\_x\_\_\_ Rich Kump \_\_\_x\_\_\_

Meeting Open \_\_\_7:00 p.m.\_\_\_\_  
Large Meeting Room, Town Hall

Guest, Presenters, Observers;  
Claire O'Neill, Mass Development  
Doug Albertson, Town Planner  
Michael Seward, Belchertown News  
Jim Russell, Republican Newspaper  
Dan Dragon, resident, employee of Tighe & Bond  
Pat Barry, Media

**Agenda Item #1 Adoption of Minutes 10/25 Regular Meeting**

Bill Terry moved to accept the minutes as presented  
Kirk Stephens seconded Voted 4 – 0 – 0

Executive Meeting Minutes 10/25

Bill Terry moved to accept the minutes as presented  
Jonathan Spiegel seconded Voted 4 – 0 – 0

**Agenda Item #2 Payables**

Two Invoices were presented for security work performed by Jim Kuc for \$300.00 and \$333.00

Mr. Terry moved to pay Jim Kuc for these two items, which involved meeting representatives of Tighe and Bond and securing the site, pending approval and authorization from MassDev.  
Kirk Stephens seconded Voted 4 – 0 - 0

Mr. Kump arrived at 7:15 p.m. after these votes.

**Agenda Item #3 Additions to Agenda**

None

## Agenda Item #4 Development Status

Ms. O'Neill stated that Mass Dev would be opening bids for the demolition of the Boys and Girls Industrial building and the Infirmary on Dec, 1<sup>st</sup>. The schedule calls for the recommendations to their Board taking place in the first week of December, with a pre-demolition meeting to take place in the final weeks of the year.

The Town will be meeting with the Grantham Group, EDIC, and Mass Dev to discuss the Main St. intersection improvement. Mr. Williams of Public Works would like to present his ideas for minor changes to the plans being circulated.

The Conway School of Design is to develop some plans for the connection of the trail system in existence on Town land, the NESFI site and the core campus. Many points of view were expressed in a joint meeting and those ideas will be incorporated into an overall plan touching on the perspectives of all the stakeholders.

Ms. O'Neill asked the Board to approve the assignment of the ground lease from the General Grantham Partnership to the Belchertown Heights LLC. This proposal was cleared by the Legal Team at Mass Dev.

Rich Kump asked if there were any negative consequences for BEDIC or Mass Dev in allowing this assignment of the Lease. Ms. O'Neill indicated that there were none, the same people were involved in the LLC. BEDIC had their own counsel and could seek an independent legal opinion.

Mr. Spiegel asked if the same resources dedicated to this project from the Grantham Group would be available to Belchertown Heights LLC, given that the tax credits were already approved by the State. Ms. O'Neill indicated no negative impacts.

Bill Terry Moved the question to authorize the Chairman and Ms. O'Neill to approve this Assignment.

Jonathan Spiegel seconded

Voted 5 – 0 – 0

## Agenda Item #5 Security

Mr. Stephens discuss a meeting with the Police Chief and Fire Chief concerning the recent fires on site and what could be done about surveillance of the property. The Police Chief was to look into the possibility of installing remote battery powered surveillance equipment to discourage activity. There was also the possibility of opening the gate on Berkshire Avenue to allow police cruisers to drive through without the necessity of opening and re-locking the gate. The pros and cons of this approach were discussed. No Vote taken.

The discussion turned to the trail systems being considered and the fact that the Town has not done a great job of maintaining the system over which they have control, specifically around Lake Wallace. Mr.

Spiegel mentioned that some activities that occurred there did not seek prior approval from the Conservation Commission and that the Schools did not keep up their end of the bargain in proactively monitoring the situation or complying with the terms of the land transfer.

## Agenda Item #6 Open of Public Hearing

Mr. Terry Opened a Public Hearing at 7:30 p.m. as advertised.

Mr Terry Moved to close the Public Hearing at 7:52 p.m.

Jonathan Spiegel seconded.

Voted 5 – 0 – 0

## Agenda Item #7 Resumption of Regular Meeting.

Mr. Terry Moved to Authorize the Chairman to sign the two applications for EPA funds to remediate the toxic materials on the Dorm G building and some smaller cottages a total of eight buildings all told on Lots 1 and Lot 2. These grants are to remediate not demolish.

Kirk Stephens seconded.

Voted 5 – 0 – 0

A final few points concerning the looping trail system were discussed. It was a general discussion with viewpoints expressing the frustration that BEDIC would not be the entity responsible for long term maintenance of trails, only as an entity that set up the trails, that a property owner's association would of necessity be established to preserve and maintain the historic and view shed aspects of these trails and moreover that it would also involve the Town and NESFI participation, with the stated hope that the inhabitants of the Town would be better served going forward than they have been in recent memory.

## Agenda Item #7 Adjournment

Mr. Terry Moved to Adjourn at 8:05 p.m.

Jonathan Spiegel seconded.

Voted 5 – 0 – 0

Respectfully Submitted,



Bob Rivard  
Director