

Belchertown EDIC February 15, 2017 Meeting

Members

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

Meeting Open 7:10 p.m.
Planning Board Meeting Room, Town Hall

Guest, Presenters, Observers;
Claire O'Neill, Mass Development
Pat Barry, Media

Agenda Item #1 Development Status

Ms. O'Neill, Mass Development, reported that progress was being made on the demolition of the Infirmary building. The contractor is now down to the second floor. In addition 50-60% of the Boys Industrial building was down with expected completion in May ahead of schedule.

For Dorm G building, MassDev would like abatement and demolition done next there. Soil testing around the perimeter of the building is needed because of the degradation of some of the material that is falling as far out as five feet from the building and may be 1-2 feet into the soil. Therefore the EDIC needs to file a "Release Notification" form with Mass DEP by 3/13. It is recommended that EDIC file with Mass DEP and seek additional funding for this purpose either directly or through MassDev.

Mr. Terry moved, and Mr. Kump seconded, that EDIC ask MassDev to prepare the "Release Notification" form and submit it to Mass DEP, and authorize Bill Terry to sign the request and/or form.
Voted 4-0-0

Mr. Stephens inquired about the estimates for the demolition of Dorm G. Ms. O'Neill answered that MassDev Engineering had brought the cost down to \$1 M.

The EDIC discussed the placement of the sewer line. Ms. O'Neill stated that test borings along the original line placement indicated significant ledge within 5 feet of the surface. The Town was now considering doing a shallow sewer line from the center of the site to the interceptor line at the rear of the site covering the center and NW portions of the property. The current EDIC line would be "stubbed" beyond the Administration building. The front areas would be covered in the future by connectors out to Jackson St.

Ms. O'Neill brought up the Administration building and work conducted by MassDev with Mass Historic. She reported that Mass Historic typically would not provide any restoration funds when only one building remained in an historic district that had been entirely removed. MassDev put forward the point that the Belchertown State School Historic District had 3 separate sections when originally established and that two of them still remained. Mass Historic then agreed to accept an application for tax credits for renovation of the Administration building. Paperwork and forms need to be filed. An architect must be employed to do the drawings. Mr. Terry suggested that such architect first review the "as built" drawings the EDIC has for that building.

The EDIC discussed the planning for trails through the site. Ms. O'Neill reported that Doug Albertson, Town Planner, was working with the parties involved to plan out the trails. She reported that he had received a \$4,500 from Healthy Trails organization for the planning. MassDev with match that amount. The Conway School of Design will work on the plans and the Town Recreation Director will also be involved. Trails and open space should be worked up in the next several weeks to match planning for the site and construction around the assisted living facility. It will be necessary to determine the "ownership" of the trails, easements and the relationship to any owners association or to the Town, which might result so that responsibility for, and maintenance of, these areas are clear and feasible.

Ms. O'Neill reported on progress of the Grantham Group's assisted living project. She indicated that they are still hoping to close in March and start construction in April. The DEIC reviewed the Christopher Heights of Belchertown construction plans. All comments were forwarded to MassDev. She reported that Grantham had agreed to take responsibility for the remaining tunnels in that parcel and collapse and fill them appropriately.

Agenda Item #2 Adoption of Minutes 1/18/17

Bill Terry moved to accept the minutes of the regular meeting as presented

Kirk Stephens seconded Voted 3 – 0 – 1 (J. Spiegel abstained)

Bill Terry moved to accept the minutes of the executive meeting as presented

Rich Kump seconded Voted 3 – 0 – 1 (J. Spiegel abstained)

Agenda Item #3 Payables

NO payables reported

Agenda Item #4 Additions to Agenda

Mr. Stephens brought up the matter of the clock in the tower of the Administration building. He reported that he met with Mr. David Graff when he was in town looking at the Town clock. He brought Mr. Graff over to look at the EDIC clock. The report was that it was still in good shape for its age and very historical. All the elements were still there but "in peril" because of the exposure to the elements. It would be worth restoring at a reasonable cost. He recommended that it be removed for restoration and safekeeping. An estimate for that came to \$600 to take it apart and pack it properly for storage. Doing this would also require staging and lighting, which would

come to another \$600. He had explored whether the EDIC could do this with a Town CPA grant but that we had missed the funding cycle for this year but could apply next year.

Mr. Terry moved, and Mr. Stephens seconded, that \$1,200 be spent to pay for the removal and proper storage of the EDIC clock from the Administration building and that Mr. Stephens move forward to ensure that is done properly. Voted: 4-0-0

Agenda Item #5 Security

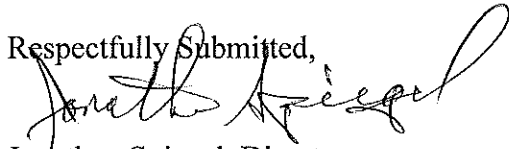
Mr. Stephens reported that there had been no recent reports of break-ins at the site because of all the current demolition activity. He reported that the Police department is doing a diligent job of patrols on the site and that several people had been arrested and brought to court. Her reported that they are trying to get those fines directed to the EDIC as payment for further security measures.

Agenda Item #6 Adjournment

Mr. Terry Moved to Adjourn at 8:03 p.m.
Rich Kump seconded.

Voted 4 – 0 – 0

Respectfully Submitted,



Jonathan Spiegel, Director
Acting Temporary Clerk