

**Belchertown EDIC**  
Meeting

April 19, 2017

Members

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

Meeting Open \_\_\_7:02 p.m.\_\_\_\_  
Small Meeting Room, Town Hall

Guest, Presenters, Observers;

Claire O'Neill Mass Dev

Media

Pat Barry; Community Television

Agenda Item #1 Adoption of Minutes

Bill Terry moved to accept the minutes of the March meeting prepared by Beth Maroney  
Jonathan Spiegel seconded. No discussion. Voted 3 – 0 – 2  
Mr. Rivard & Mr. Stephens abstained since neither was present.

Agenda Item #2 Payables

An invoice was received from Jim Kuc for his work in removing the clock from the  
Administration building, for \$600.

Bill Terry moved to pay Mr. Kuc for his help in removing and securing the clock.  
Mr. Stephens seconded. Voted 5 – 0 – 0

Agenda Item #3 Additions to Agenda

Mr. Stephens informed the Board that the Town was planning on harvesting a stand of timber that was accessible from our curb cut and frontage piece on Rt. 21. Parcel D has a gravel access road from the Town Way that would allow entrance to a large Town owned parcel in behind and adjacent to Parcel D. They have executed a contract to have timber removed. Mr. Stephens indicated that we also had some timber resources on parcel D and that it may make some sense to see if we could get some income from our lot at the same time. The request was being submitted to grant access to the Town across our lane, whether or not we harvest our timber. Mr. Stephens responded to a question by Mr. Spiegel questioning the timing of this harvest on our property, indicating that a properly managed forest resources needs thinning and harvesting to maximize

the stand of trees and allow cull lumber to be removed rather than let it grow wild impeding more valuable trees. The landing area that is on Parcel D would have to be enlarged a bit and the roadbed would require some work to restore it to a useable condition after the harvest. Some 90 acres will be affected.

Mr. Stephens said that if anyone was interested in seeing the nature of the harvest operation, they were currently finishing a cutting behind the landfill.

Mr. Spiegel said he would like MassDev to weigh in on this decision from a Marketing perspective, a cleared building area vs. standing trees and understory.

Bill Terry Moved to grant access and use of the staging area subject to an agreement that would leave the area and the road way in good repair. Ms. O'Neill added that we should insist on an insurance binder from the approved bidder.

Mr. Stephens seconded and said he will provide us with a MOA from the Town and Certificates of Insurance provided by the Logging Company. Voted 5 – 0 – 0

#### Agenda Item # 4 Development Status

Claire O'Neill discussed the Operational Funding for the remainder of this fiscal year. The release of money was signed covering the General Liability and Brush cutting. A discussion of the brush cutting schedule ensued. Mr. Terry added that we would need a concrete decision on this by the 3<sup>rd</sup> Wednesday in June or the decision would get postponed into July. Ms. O'Neill brought up the groundbreaking of the A.L. Facility and the publicity that would surround that, it would be good to have the site looking clean and neat. The entire site did not need to be ready all at once however the main area around the A.L. would be good.

The demolition is moving at a good pace. MassDev is including some additional cottages in a bid process that came in lower than the estimated line item and will be entering into a contract for 6 cottages (One was burned down). A pre-demo meeting is scheduled and the work should be completed by June 30<sup>th</sup>.

Ms. O'Neill said she was coordinating with everyone to hold an Official Ground Breaking.

Ms. O'Neill circulated a "Declaration of Covenants" with by-laws for the future Association.

The Grantham Group is reviewing the Documents. Claire O'Neill asked that we vote approval of these with the caveat that if there are changes needed in the future that we would be able to amend these Association Documents.

Some discussion and some concern about the short notice provided with this submission and the lack of time necessary to read through the numerous pages.

The Carriage Grove; Declaration of Covenants, Restrictions, Maintenance and Easement Agreement is 32 pages. The Carriage Grove Association By-laws 13 pages

Bill Terry moved to approve the Declaration of Covenants and the Property Owners Association documents. Beth Maroney seconded Voted 4 – 0 – 1

Ms. O'Neill brought up the April 30<sup>th</sup> deadline for a Historic Grant application to establish the Administration Building in its own right, not as part of a district. This would allow future developers of that significant building to (get) (apply for) tax credits. The EDIC would be the applicant, since MassDev has no one on the horizon. Tax credits would be transferrable; the entity must be an income producing enterprise. Ms. O'Neill said it would open the door to this

Historic Grant process. We would not necessarily receive credits on the next funding round but would establish the process that would pay off in the near future.

Beth Maroney moved to authorize the Chairman to sign a grant application for Historic Tax Credits for the Admin Building

Jonathan Spiegel seconded.

Voted 5 – 0 – 0

A discussion ensued concerning the look and feel of the project from Front St. and what could be done to improve the visual appeal. The discussion included removing the big sign and cleaning up the grounds immediately surrounds the entrance and side yards. Mr. Spiegel suggested bunting. Mr. Terry mentioned that the High School Band played Boston Symphony last week and they may be interested in a performance on site whether it involved a small group or the whole ensemble.

Ms. O'Neill informed the Board that Mass Dev acquired a drone and a license to operate drones from the FAA and has taken a lot of aerial views of the property. She mentioned that the Conway School of Design has a group of students working on a trail system on this and other properties. There are two Public Hearings in May and June with a formal presentation scheduled for later in June. Ms. O'Neill also mentioned that some trees on site that need removing and pruning, and it would be important to attend to those tasks before the end of June.

#### Agenda Item # 5 Member Time

Mr. Spiegel asked about our present finances. The items left are brush cutting and security and Insurance payment in May.

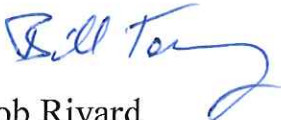
Ms. O'Neill asked that we get a budget together for next fiscal year by May 30<sup>th</sup>. The funding for Mass Dev has been requested in the next State budget which would include funds for Civil Engineering and Road Design.

Bill Terry moved to Adjourn at 8:25 p. m.

Beth Maroney seconded.

Voted 4 – 0 – 0

Respectfully Submitted



Bob Rivard