

Belchertown EDIC
April 20, 2016 Meeting

Members

Bill Terry ___x___ Jonathan Spiegel ___0___ Beth Maroney ___x___
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
Jim Kuc, Security Contractor
Pat Barry, Media

Agenda Item #1 Special Security Discussion

Bill Terry opened the meeting with a discussion of the present state of security and ongoing concerns. Mr. Terry met with acting police chief Jenks, and talked with Mr. Kuc concerning the site security. The Chief indicated that his officers would not enter any of the buildings on site. Mr. Terry brought up the issue of posting the site, and discussed with the Board the requirements for posting No Trespass signs, the distances involved and the associated costs. Mr. Terry indicated that Town folks were walking dogs on the property and that made it difficult for policing since it was impossible to differentiate vandals from people simply walking dogs. The tunnels posed a different set of concerns, and several cottages had tunnel access points. Some access points could be secured with steel plates or concrete lids and some that have been secured in that fashion are holding up. The worst six or seven unsecured access points were located in four cottages and ventilation shafts. The laundry building was also a problem. Mr. Stephens interjected that State Law forbids preventing the existing egress points from being sealed, but since we did not have a copy of State Law or Case Law Interpretation, it was necessary to proceed with due diligence in solving this continuing problem. The wood panels that were placed in various locations were compromised by rot and portable power tools. Mr. Terry made the point that the best possible approach was to keep people out of the buildings in the first place. Mr. Kuc was of the opinion that the site is 90 % secure at present. Mr. Terry said we managed to secure the Infirmary, a success story on site and that it was time to accept a proposal from Mr. Kuc to get to 100 %. Mr. Terry addressed Ms. O'Neill to confirm that we were headed in the right direction. Ms. O'Neill indicated that this was a very important issue, that the ultimate solution was to take down all those problem buildings, but in the interim Mass Dev would fund from the operational budget the costs associated with site security.

Ms. Maroney asked if the Mass Dev project at Village Hill in Northampton faced similar issues. Ms. O'Neill said that the buildings in Northampton were taken down more quickly because there were fewer buildings involved.

Mr. Stephens brought up the signage and made the point that three big signs on the Power Plant the Administration Building and the Infirmary Building would be very visible from all entry points and would be most effective in getting the point across.

Some discussion ensued on the towing operation. Ms. Maroney questioned if we could get the towing fines payable to BEDIC. Mr. Kuc indicated that only two automobiles had been towed so far.

Bill Terry Moved to accept Mr. Kuc's \$3,500 proposal to secure the entrances to the tunnels and to request a proposal from Mr. Kuc to estimate the cost of posting ten perimeter signs at 50' intervals to extrapolate the cost of posting the entire site. Mr. Stephens Seconded.

Voted 5 – 0 – 0 at 7:25 p.m.

As a follow on to the security discussion Mr. Stephens had discussed with the Court Clerk about what it would take to get a conviction of trespass. Mr. Kuc mentioned that four individuals were arrested, two paid a fine of \$150 to the Court and two are pleading not guilty.

Mr. Kump said it would be possible to take out a "No Trespass Order" the next time individuals are arrested which would up the ante to Criminal Trespass for subsequent infractions.

Bill Terry indicated that he would look into the sign spacing to see if they had to be 50 feet apart, and if they had to be signed and dated.

Kirk Stephens said that he had received an estimate for the three big signs from Mr. Kuc in the range of \$300 - \$400 each.

Mr. Terry encouraged a motion.

Mr. Stephens Moved to appropriate the necessary funds, not to exceed \$1,000 to have three 4' x 8' signs made of vinyl on plywood.

Bill Terry Seconded

Voted 5 – 0 – 0 at 7:35 p.m.

Agenda Item #2 Adoption of Minutes

Bill Terry Moved to accept the minutes of the March 16 with 1 correction (name)

Beth Maroney Seconded

Voted 4 – 0 – 1 Rich Kump abstained

Agenda Item #3 Payables

Bill Terry Moved to pay Western Mass Environmental \$3,450 for work performed at the Power Plant to remove gauges containing Mercury.

Rich Kump Seconded

Voted 5 – 0 – 0

Bill Terry Moved to pay General Liability Insurance \$8,376.16

Beth Maroney Seconded

Voted 5 - 0 - 0

Agenda Item #4 Additions to Agenda

Bill Terry indicated that we were reaching out to UMass Forestry people to update the tree inventory on site to reflect the existing conditions.

Agenda Item #5 Development Status

Claire O'Neill updated the Board on the ongoing progress in the abatement activity at the Auditorium Building prior to demolition. This should be accomplished by July 15th. Ms. O'Neill indicated that we would hear if the EPA grant we applied for was granted sometime around the beginning of June. Ms. O'Neill said that Mass Development would spend some \$1,200,000 in FY17 to remove the dormitory building.

The MEPA pre-filing meeting is to be May 6th prior to filing the final EIR hopefully in late June.

The Grantham Group has filed a second funding round application for the Assisted Living Facility which will be announced around Labor Day.

The Grantham Group has invited Board Members to view their facility, Christopher Heights at Village Hill in Northampton on Thursday, May 5th at 1 p.m.

Ms. O'Neill said that she had met with Steve Williams concerning storm water overflow and corridor improvements. She indicated that Mr. Williams would be applying for TIP (Transportation Improvement Program) funding to get traffic calming and signalization solutions in the pipeline.

Doug Albertson talked some about the DART process that he undertook to get both sides of the street to look at the corridor and visualize implications of Commercial development at the School interface, at the Public Safety entrance and the entrance at Front St.

Bill Terry said that as a practical matter, we should inform developers that we have a concept in place for the frontage parcels. Mr. Albertson indicated that we need to start with the Planning Board when Commercial buyers indicate an interest.

Ms. O'Neill said it all comes down to finances. We need to get better visibility and marketing in the mix. Mass Dev is discussing an RFP to get some solid responses. She indicated that we needed to finalize the Branding. Carriage Grove is currently at the top of the list. She passed out some draft logo concepts, with wagon wheels, and old style horse drawn carriages. Discussion followed.

Bill Terry and Claire O'Neill meet with Maxine Oland of the Historical Commission to discuss the links to Foley Field and the placements for the largest interpretive signs, as well as the smaller signs. They discussed the loop in front of and behind the Assisted Living facility.

Mr. Terry received positive feedback from the meeting and from the plans circulated. BEDIC is not involved in shaping the link with Jessica's Boundless Playground, that task will fall to others. A new improved accessible trail may not go where the current trails are on Town property.

Doug Albertson talked about the DART process and the report that was produced. He was pleased with the content of the report and noted some corrections.

Agenda Item #6 Member Time

Nothing additional from members. Mr. Terry recognized a guest who entered the room during Claire O'Neill's report. The guest who said he represented a business person in Town was enquiring about buildings and parcels available. Ms. O'Neill responded with contact information. A brief discussion ensued with the individual concerning approaches, and development opportunities.

A wide discussion of parcels which the BEDIC controls, including Rt. 21 subdivided parcels and State St. west of the Almeida parcel pointed to several possibilities over 2 acres.

Agenda Item #7 Adjournment

Bill Terry Moved to adjourn the meeting at 8:22 p.m.
Rich Kump Seconded

Voted 5 – 0 – 0

Respectfully Submitted



Bob Rivard,

Director