

**Belchertown EDIC
Meeting**

June 20, 2018



Members

Bill Terry x Jonathan Spiegel 0 Rich Kump x
Beth Maroney x Kirk Stephens x Bob Rivard x

Media

Pat Barry

Meeting (Exec) Adjourned 8:15p.m.

Meeting Open 7:00 p.m.
Small Meeting Room

Introduction of Guest, Presenters, Observers

Claire O'Neill, MassDev
Pat Bruni, Belchertown Day School
Amanda Timms, Belchertown Day School
Chris Peterson, ArcPoint Brewing
Peter Graham, MBL Development

Agenda Item # 1

Adoption of Minutes

Rich Kump Moved to Approve the minutes of May 23 Regular Meeting
Bill Terry Seconded
Mr. Rivard questioned the Official name of the Trail referred to in the minutes.
Mr. Kump mentioned a few minor edits which he submitted to the Chair.
Voted 4 – 0 – 0

Mr. Kump Moved to Approve the Executive Meeting Minutes
Kirk Stephens Seconded Voted 4 – 0 – 0

Agenda Item #2 Payables

Mr. Terry has received the Financials Report of our activities from Scanlon Associates. He has submitted a copy electronically to members and had paper copies available at this meeting. He presented an Invoice for \$1,500 for this two year review.

Mr. Terry Moved to pay A.R. Scanlon Associates \$1,500

Rich Kump Seconded

Voted 4 – 0 – 0

Mr. Terry brought up the Harvesting of Trees as part of our Forestry Management practice to selectively remove mature trees and leave room for regenerative growth. The status currently is that the adjacent Town Parcel and our piece are out to bid with a projected bid opening on July 11th. The work to be performed by Carmen Angeloni on our behalf calls for a payment of half of his fee \$2,500 at this time for the work in progress, for preparing a Cutting Permit from the State, marking trees and discussing the operation with neighbors.

Mr. Terry Moved to pay Mr. Angeloni \$2,500

Mr. Stephens indicated that he was surprised that the payment was prior to the actual income to be received from the logger.

Mr. Terry indicated that the Mr. Angeloni had already completed some work justifying a payment and that when the contract is signed we will receive \$2,500 reimbursement and in addition when the job begins we will be paid the entire bid price up front, which we are calling "North of \$30,000".

The situation was slightly different since prep work had to be completed to get to this point.

No further discussion.

Voted 4 – 0 – 0

Agenda Item #3 Additions to Agenda

Mr. Terry invited a discussion at this time, about the site conditions and recent security matters with Mr. Stephens and the rest of the Board.

Mr. Terry stated that they had a job site meeting earlier today and the removal of Building G was completed and the surrounding excavation was 30% completed. Mr. Stephens interjected that we now had a good place to install a gate and place some boulders that would deter casual entry to the site.

Mr. Terry said the situation was good in some locations but still quite accessible from Front St. and we should focus on securing the site more completely as the final stages of this phase of demolition is completed. He indicated that the Chief interdicted some causal jay walkers recently.

Discussion turned to Brush Hogging and Mr. Terry said we would move to Executive Session concerning that matter since it involved financial matters that would be more appropriately discussed in private session. He informed the group present that we would

hold and Executive Meeting at the conclusion of this Regular Meeting and that we would not re-open the Regular Meeting at the conclusion of the Executive Session.

Agenda Item #4 Development Status

Ms. O'Neill discussed the current status of conditions on site. Dorm G has been removed and the tunnels abated. The contractor discovered asbestos containing mastic on the foundation walls, some of which could be scraped off, however some of it could not be separated from the masonry and the disposal of that material had to be handled differently, which necessitated an adjustment to the contracted price.

Ms. O'Neill indicated that demolition conditions such as these often discover hazardous materials that were not obvious until work commenced, but that Tighe and Bond was present in these situations and reasonable cost adjustments were negotiated with the contractor as a result.

Mr. Stephens mentioned that he thought some truck loads of materials were placed with the concrete and rebar which were not suitable for road bed construction and placed aside.

Ms. O'Neill said she would bring up the issue with Dan Dragon and Kendall.

Mr. Terry mentioned that Kendall had a camera with him pretty much all of the time and was pro-active in documenting conditions all over the site on a regular basis.

Ms. O'Neill said they were on track to complete this phase by June 30th or early July.

Mr. O'Neill mentioned that garage is down as part of the Carriage Drive work and those things were moving along swiftly at that location.

She also mentioned that the Assisted Living Facility was about to receive their Certificate of Occupancy from the Building Inspectors Office.

Mr. Terry thought it was a... fait accompli... and they were moving people in Thursday this week.

Ms. O'Neill discussed the old 2003 sub-division plan of record. She informed us that the Town Planer and MassDev Counsel weighed in on the best way to proceed. They decided to amend the current plan with an as built that modifies the 2003 plan showing what was built and what not built, discontinuing it and submitting the new plan for Carriage Drive. It was a roundabout fix for a Plan of Record that was no longer accurate.

Ms. O'Neill elaborated on current marketing efforts including some handouts of promotional materials that were prepared for the Western Mass Developers Conference. Ms. O'Neill indicated that she was a presenter at the Conference and had a display table at the Mass Mutual Building. She also presented an Impact Slide/Elevator Pitch presentation giving the highlights of the work done to date and the road work and pad sites that were the Priority sites, the Administration Buildings and the 24 acres being prepared for senior independent, multifamily, townhome and live-work spaces.

Agenda Item #5
Member Time

Mr. Rivard mentioned that Ms. O'Neill did a good job at the Developer's Conference in her lightning round to promote our Priority sites with her handout information as well as the potential for Commercial and Residential uses that we had available including a signature building that could be re-purposed.

Mr. Rivard also mentioned that Belchertown was promoted on a Pioneer Valley Map with a picture of fly fisherman pulling on a rainbow trout from a fast moving stream. He thought it was a fitting symbol considering we provide 50% of the Trout stocked in Massachusetts brooks and streams.

Mr. Terry asked if any members of the Public had questions or statements. Mr. Peter Graham of MBL Development addressed the Board concerning the looming P & S deadline. He indicated that they had reviewed the P & S with their counsel and had submitted proposed changes to MassDev. There was some trepidation that technical issues still needed to be resolved concerning the Pilot Agreement which they were addressing but that the Belchertown Day School was eager to move forward to maintain their position in the funding from USDA who also urged the process forward since they would be required to return the funding set aside for this project if the P & S were not consummated.

Mr. Terry indicated that BEDIC notes on the P & S had been forwarded to MassDev and Claire O'Neill had responded with some modifications which now had to be incorporated in the document, but that in principle we were in agreement with the fundamentals, prices, dates and time-frames. The agreement with the Town vis a vis the Pilot was to be determined by the Assessor's Office on a yearly basis, beyond the BEDIC decision process.

Agenda Item #6
Adjournment of Regular Meeting and Opening of the Executive Meeting

Hearing nothing further from the Public, Mr. Terry Moved to Close the Regular Meeting Open the Executive Session under MGL, Chapter 30A, Section 2.1 subsection 6...To discuss "Terms and Conditions"...at 7:32 p.m. by a Voice Vote

Mr. Kump Seconded

Mr. Kump, yes, Mr. Rivard, yes, Mr. Stephens, yes, Ms Maroney, yes, Mr. Terry, yes.

Respectfully Submitted
Bob Rivard, Director

