

Belchertown EDIC
Meeting

July 18, 2018



Members

Bill Terry ___x___ Jonathan Spiegel ___x___ Rich Kump ___x___
Beth Maroney ___0___ Kirk Stephens ___0___ Bob Rivard ___x___

Media: Pat Barry

Meeting Open 7:03 p.m. Small Meeting Room

Introduction of Guest, Presenters, Observers

Andrew Kilduff

Agenda Item # 1 Adoption of Minutes

Rich Kump Moved to Approve the minutes of June 20th Regular and Executive Meetings
Bill Terry Seconded
Voted 3 – 0 – 1 Jonathan Spiegel was not present at that meeting.

Agenda Item #2 Payables

No Payables at this time

Agenda Item #3 Members Time

Nothing additional

Agenda Item #4 Development Status

Mr. Terry circulated a report he received from Ms. O'Neill discussing the status of things.

Dorm G Demolition is complete. The Contractor Vinagro has removed their equipment and is awaiting the Tighe and Bond close out report.

Carriage Drive Abatement and demolition of a cruciform building, the garages and the trestle. The discovery of ledge will impact the proposed retention basin. Gale Associates will make some additional design changes to the basin.

Assisted Living Mr. Ohanian is planning a formal ribbon cutting for 2 p.m.
Wednesday, September 12th

Belchertown Day School P & S was executed and the deposit in escrow.

Budget The Commonwealth has committed \$500,000 for FY19

Agenda Item #5 Update on Trails

Mr. Kilduff gave the Board an update on the Heritage Trail project. The entire project cost is estimated to be \$131,000; a sum which is achievable with funds coming from a Community Preservation Act grant (\$25,000) and the Recreational Trails Program to combine with the BEDIC commitment of \$9,333.33 as well as Mass Development's matching contribution.

He outlined a three phase project to solve the longer term requirement of who would be maintaining the system and holding the oversight responsibility.

They are meeting with the Conservation Commission to do a walkabout to better understand the wetland requirements and for assistance with the best management practices to incorporate into the design and specifications.

Mr. Kilduff also raised the question of large rocks and boulders that may be available, as well as stone for the trails. Mr. Spiegel indicated that a list of sizes and numbers would be appropriate and a suitable location to place them so they would be accessible for later placement on the trail. Mr. Spiegel also reminded Mr. Kilduff that a very clear conservation restriction was in place for the parcel and must be adhered to. Mr. Kilduff acknowledged that.

Mr. Terry mentioned that the market for the timber harvest was not as expected, however BEDIC would honor our commitment to fund the trail.

Agenda Item #6 Meeting Adjournment

Bill Terry Moved to adjourn the meeting at 7:24 p.m.

Mr. Kump Seconded Voted 4 – 0 – 0

William A. Terry

Respectfully Submitted

Bob Rivard, Director

Bill Terry

From: O'Neill, Claire [coneill@Massdevelopment.com]
Sent: Tuesday, July 17, 2018 11:50 AM
To: billterry385@gmail.com
Subject: Update for 7/17/18 BEDIC Meeting

Paper copy delivered to EDIC box at Town Hall.

Dorm G Building:

The abatement and demolition project is complete. The total contract with Vinagro was \$1,188,839. The site has been leveled and Vinagro has removed equipment. Tighe and Bond's close out report is pending and upon receipt and satisfactory review, we will release retainage. \$200,000 was funded by EPA and \$998,839 was funded by the Commonwealth.

Carriage Drive:

Abatement and demolition of the cruciform, garage and trestle has been completed. The road has been roughed out. Ludlow discovered additional ledge in the area of the storm water basin which will affect the design. Additional test pits will be conducted this week to further understand the ledge and soils. Gale Associates will make some design changes to reconfigure the basin while trying to retain as much capacity as possible. We had initially maximized the capacity for the road and potentially some for future development. Erica Cross, Conservation Agent, is informed of the situation and we will be going back to the Conservation Commission for their August 20, 2018 meeting to seek an amendment to the Notice of Intent.

Assisted Living:

Walter is planning a formal ribbon cutting ceremony for 2pm on Wednesday, September 12th.

Day School:

The Purchase and Sales Agreement was executed with BDS and the deposit is in escrow. Next step will be review of their Design Development Plans and Site Plan submission to Planning Board. These plans are expected early/mid August.

Budget:

The Commonwealth has committed \$500,000 for FY19. We will be asking BEDIC to apply for additional EPA funds in the fall 2018. Should an award be made, these funds would be available to the project in October 2019.