

Belchertown EDIC
Meeting

Aug 17, 2016

Members

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

Meeting Open __7:05 p.m.____
Large Meeting Room, Town Hall

Guest, Presenters, Observers;

Doug Albertson, Town Planner, Victoria McGuire, Mass Development, Claire O'Neill, Mass Development.

Media

Pat Barry; Community Television

Agenda Item #1 Adoption of Minutes

Bill Terry Moved to Adopt the Minutes of July 20th, 2016

Kirk Stephens Seconded

Voted 3 – 0 – 1 Beth Maroney was absent

Agenda Item #2 Payables

One payable was submitted from Mr. Kuc for ongoing site activities,

Bill Terry Moved to pay Mr. Kuc \$181.00

Beth Maroney Seconded

Voted 4 – 0 – 0

(Jonathan Spiegel arrived at this point in the meeting.)

Agenda Item #3 Additions to Agenda

Mr. Stephens indicated that he would like to address the recent fire at the BEDIC property.

Mr. Terry indicated that we would be moving to Executive Session to review responses received from parties interested in several parcels as a result of the Request for Interest posted on the Mass Dev Website and Western Mass Developer's Conference at Mass Mutual in Springfield.

Mr. Albertson was invited to discuss the recent announcement that the Grantham Group had received Tax Credits for the Assisted Living Facility and that the Town Roadwork was ready to proceed. Tighe and Bond was informed that a key piece was in the works and the Town was ramping up. A meeting had taken place on site earlier in the day with Mr. Williams of the Public Works Department, Mr. Brougham, the Town Manager, Mr. Terry, Claire O'Neill and

Ms. McGuire of Mass Development.

Mr. Stephens brought up the fact that three fires has been set on site in the past twelve months and that there is no water source on site. One Cottage burned to the ground, and all of the Fire suppression has to be conducted using a foam product that is much costlier than water and the extent of the fires required long hours of monitoring. Fire Fighters have to suit up and consume water themselves to prevent de-hydration especially this past fire which took place in high heat and humidity conditions. Mr. Stephens said that there were no simple answers but that perhaps a Camera Monitoring Program may be in the cards. There were several possibilities suggested, motion activated still Cameras could store 14,000 pictures, and operate on batteries. It was suggested that a feed to the Police Department or notification of real time motion alert could be sent to a cell phone. No vote was taken on this suggestion but Mr. Stephens will do a bit of research and get back to the Board with suggestions and Mr. Spiegel will speak with the Police Department to see what their preference would be concerting an Alert or a Live Feed.

Mr. Terry intoned that the recent invoices from Mr. Kuc indicated that this is not a problem that goes away, and that the Cottages are an ongoing concern. With two people looking into this we should be able to come up with a workable solution in the near term.

Ms. O'Neill added that the property has been vacant for so long that folks feel a sense of ownership and access that is difficult to overcome. She reported a recent incident involving two individuals in a Red pickup who were blatantly trespassing in broad daylight in spite of all the new signage. When confronted they did not seem embarrassed or remorseful.

Agenda Item # 4 Development Status

7:25 p.m. Ms. O'Neill introduced Victoria McGuire and all the Board members introduced themselves by name.

Ms. O'Neill was delighted to inform the Board of the recent Grant of Tax Credits to the Grantham Group Assisted Living project. This step shifts the project into a more immediate set of concerns, the construction of an action time table, coordination with Town Officials and Engineering subcontractors scheduling a meeting in September for everyone in key positions. Ms. O'Neill stated that Maxine Oland of the Historical Commission was no longer the liaison person and that she would be contacting the Town Manager to forge a new linking person with whom to discuss the site aspects.

Ms. O'Neill also mentioned that MEPA was on board with the Mass Dev approach of not subjecting small business owners to elaborate and expensive process for Greenhouse Gas Emissions. Only the bigger buildings of 20,000 square feet or more would be burdened by this requirement, buildings under 20,000 sq. ft. will be able to comply with the Standard with a simpler check list submission.

Some discussion about the next steps vis-à-vis building removal. Mr. Spiegel asked about the cost of removing the remaining cottages (5) and Mr. O'Neill indicated that it would require in the vicinity of \$600,000 for those buildings. The Boys and Girls industrial buildings are very

visible from the Grantham Pad site and together with the Infirmary are probably the next most important buildings to be removed. Ms. O'Neill said she would initiate a conversation with Mass Dev Engineering to determine and balance priorities.

There followed a discussion about the Cruciform building that is owned by the Town of Belchertown, and the possibility that it gets incorporated into the development.

Doug Albertson said the road name to Front Street was on Record at the Registry.

Mr. Spiegel raised the question of surface runoff at the Theatre/Rec building which was demolished and filled. Ms. O'Neill said the contractor had taken precautions to prevent silting up the drainage system, however if this was an ongoing concern during subsequent site visits to make those concerns known to Mass Dev.

Ms. O'Neill brought out the two latest versions of a Logo for Carriage Grove, both of which it was hoped would be a bit more business friendly. The first design met with little enthusiasm. The second design, more of a starburst which eliminated the outer rim of the wheel was more to most members' liking. It was depicted as green on green and green on white stone. Ms. O'Neill suggested that Grantham may have some thoughts about this and that it would be common courtesy to present it to them for comments.

Ms. O'Neill thanked the Chair for participating with the Town Planner and others in the site visit, to introduce the site to Ms. McGuire on such a propitious occasion, as the Grantham news became public.

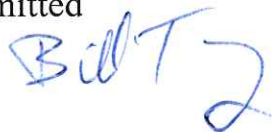
Agenda Item # 5 Adjournment of Regular Meeting

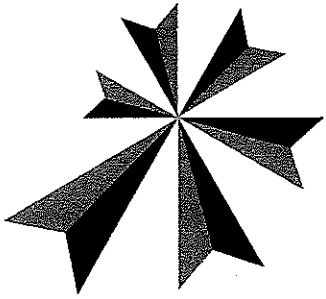
Bill Terry Moved to Adjourn the Regular Meeting at 8:05 p. m. and he to Move to Executive Session under General Laws Chapter 30A Section 21 sub-section 6 to discuss financial terms and conditions.

Jonathan Spiegel Seconded Voice Vote 5 – 0 – 0
Pat Barry was dismissed.

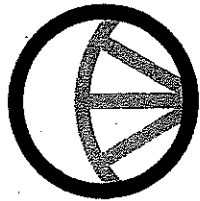
Respectfully Submitted

Bob Rivard





Carriage
GROVE



Carriage Grove