

**Belchertown EDIC
Meeting**

Sept 19, 2018



Members

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

Media: Pat Barry, BTV

Meeting Open 7:00 p.m. Regular Meeting Adjourned 8:42p.m. to enter Executive Session Town Hall

Introduction of Guest, Presenters, Observers:

Claire O'Neill, MassDev
Rich Henderson, MassDev
Nick O'Connor, Chair, Belchertown Select Board

Agenda Item # 1 : Adoption of Minutes Aug 15th Meeting Minutes

Minutes were circulated electronically to members
Mr. Terry Moved to Approve the minutes of Aug 15 Meeting, Kirk Stephens Seconded,
Voted 3-0-1 (Mr. Rivard was absent from that meeting)

Agenda Item #2: Payables

No Payables submitted.

Agenda Item #3 Additions to Agenda:

Mr. Terry invited a discussion at this time from Claire O'Neill to discuss a Real Estate report which was expected from Michelle Roberts our Regional Real Estate Broker. Ms. O'Neill indicated that unfortunately Ms Roberts was ill and will not be attending this evening. Ms. O'Neill elaborated on the efforts and discussions that have been under consideration with Ms. Roberts vis a vis Clayton Homes builders. More discussion to follow in Executive Session.

Mr. Terry informed the Board that we would hold an 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. Carriage Drive is making good progress. Electrical Transformer pads are being placed along the roadway. The schedule calls for completion late November early December. Since the completion of Dorm G demolition, MassDev is looking at the level of funds that will be available for further demolition and how much is required for more investigations and cost estimates on the remaining buildings to be removed, including the power plant.

Ms. O'Neill discussed the next EPA funding cycle. Applications are due early December. The EPA award level has increased to a ceiling of \$500,000 per site and Ms. O'Neill indicated we had three separate sites that potentially could be funded. Ms. O'Neill anticipated that MassDev would be ready to hold a Public Hearing on a Grant request in November. Mr. Terry discussed the November meeting schedule since the Thanksgiving Holiday impacts our regular third Wednesday schedule. All seemed of the opinion that Wednesday the 14th of November would be the target meeting date. Mr. Terry said he would inform those not present of our proposed schedule change.

Mr. Terry announced that Rich Kump was now the CEO of Five College Credit Union and would be busier than ever occupying the corner office. He was able to attend the ribbon cutting at Christopher Heights. Mr. Terry asked if Ms. O'Neill had been in touch with Walter Ohanian since the ribbon cutting. Ms. O'Neill said that Mr. Ohanian was very pleased with the turnout at the Official opening and that eight residents a month have been signing up for units at Christopher Heights, a total of 23 residents to date. He was pleased with the progress to date.

Mr. Spiegel asked about the Carriage Drive road status and what the coming winter season would bring, would the road be open or closed? Mr. Terry said he had a discussion with the Police Chief at the ribbon cutting on that matter and the Chief was inclined to want it open to be able to drive through often and look for disturbances and trespass. He indicated it would make his job easier if the road was open and plowed. Mr. Stephens expressed concern that keeping the road open would invite traffic and speeding since new unoccupied roadways and abandoned buildings are not a good mix. There is currently no signage and no immediate plans to install all the appropriate signage through the site, or signage at the Jackson St. entrance on both sides of the railroad crossing.

Nick O'Connor indicated that the road would make it possible to circumvent the downtown intersection for a lot of commuters heading South on State St and Jackson St. Discussion continued around the possibility of keeping it plowed but gated for the time being. The Town would plow the road whether or not it is an accepted Town Road.

Ms. O'Neill indicated that she would put this question on the Agenda of the next construction progress meeting to involve Mr. Brougham and Mr. O'Connor, Doug Albertson and DPW head Steve Williams.

Mr. Stephens thought the old kitchen and laundry buildings were the most pressing security risks, they are very close to the new roadway and should be priorities for demolition in the next phase. It is an attractive nuisance. Ms. O'Neill said she would look into possibly fencing off those buildings.

Agenda Item #7 Security and Grounds:

Mr. Stephens;

In discussions with the Police Chief, the number of incidents are on the decline at present though a jeep was hung up trying to cross the boulders. They were charged with trespass for the incident. The Chief is continuing to monitor the site.

Agenda Item #8 Member Time:

Mr. Spiegel brought up the shortfall we faced as a result of the cancellation of our timber harvest on Parcel D and our resulting inability to meet our offer for a contribution for funding the trail which MassDev was to match. Mr. Spiegel asked if MassDev had discussed this and if there was a possible solution on their part. Mr. Henderson indicated that it would be very bizarre to match their own funds.

No further items were brought to the attention of the Board.

Agenda Item #9: Adjournment 7:25

Mr. Terry Adjourned the Regular Meeting and asked Pat Barry to please disconnect the broadcast feed so we could go into executive session at 7:25 p.m.

Respectfully Submitted



Bob Rivard, Director