



**TOWN OF BELCHERTOWN**  
***Economic Development & Industrial Corporation***  
Supporting Business Growth and Development in Belchertown

2 Jabish Street, P.O. Box 670, Belchertown, MA 01007 \* (413) 323\*0778 \*

William A. Terry, Chairman`

**Public Meeting Notes**

Date: Wednesday, November 30, 2016

Time: 7:30pm

Location: 2 Jabish Street – Town Hall, (Selectmen’s Meeting Room), Belchertown, MA 01007

Mr. Terry opened the meeting at 7:30pm and welcomed attendees. He asked Claire O’Neill of MassDevelopment to describe the applications to EPA.

Ms O’Neill stated that she, together with MassDevelopment’s consultant from Tighe and Bond, are available to answer questions about the applications and that first she would give a general description.

Ms. O’Neill stated that BEDIC (with the assistance of MassDevelopment) will be applying for two EPA clean-up grants.

- A) Lot 1: Asbestos and PCB remediation of a 41,500 SF building known as the Dorm G (or Building 26) with a total estimated cleanup and demolition cost of \$940,000. This will become part of the site of the planned senior independent living area.
- B) Lot 2: Asbestos remediation of several buildings including former cottages, workshops and greenhouse in the area at the rear of the site with views across the Holyoke Range. These buildings have an estimated cost for cleanup and demolition of around \$950,000. This will become a multi-family housing site and will also open land for the future construction of the main neighborhood road.

Mr. Spiegel asked how the applications fit with the plans to take down buildings and the funding. Ms. O’Neill advised that the applications are in line with the next phase of planned abatement and demolition and that EPA grant awards are valid for three years and that the plan is to utilize Massachusetts Executive Office of Administration and Finance (A&F) funding alongside any EPA awards.

Mr. Kump asked if it would be part of the original \$10 million clean up budget. Ms. O’Neill advised that the EPA applications are an attempt to leverage the state funding and over and above the Commonwealth’s \$10 million allocation. Mr. Terry acknowledged the Commonwealth’s support for the state funding and acknowledged that ongoing release of those funds is up to each Administration.

Mr. Spiegel asked what the EDIC can do to support the application and Mr. Terry and Ms. O'Neill confirmed that the EDIC will be voting and filing the application. Ms. O'Neill also talked about the importance of community outreach and the support received from the Quaboag Hills Chamber of Commerce and the Belchertown Council of Aging (COA) to work with the EDIC and MassDevelopment on community outreach, should a grant be awarded.

Mr. Kump asked if there were any other obligations beyond proper use of the funds and community outreach. Ms. O'Neill stated that the clean up needs to meet appropriate standards and asked Mr. Dragon of Tighe & Bond to talk further about it. Mr. Dragon advised that appropriate filings with DEP would be made and the contractor and environmental consultants ensure the proper execution of the clean up activity. Mr. Stephens asked for reassurance that the procedures would ensure the safety of neighboring users. Mr. Dragon confirmed that required abatement and removal standards would be implemented.

Ms. O'Neill advised that the EPA funds, should they be awarded, are provided as a reimbursement. Mr. Kump asked what funds would be used to pay the bills if it is a reimbursement program and Ms. O'Neill advised that the intention is to use state funds.

Mr. Rivard asked if these applications are the same as last year's and Ms. O'Neill stated that last year's applications were for the infirmary building and the boys and girls industrial buildings but that the timing does not work to submit those parcels again. Mr. Stephens confirmed that Dorm G (Building 26) is one of the more complicated abatement and demolition projects.

Mr. Terry asked if members of the audience had questions. Mr. Russell queried the level of state funding disbursed to date, sought confirmation of the amount to be applied for during these EPA applications and asked for predictions for the future release of state funding. Ms. O'Neill advised that of the \$4.6 million approved by the state, approximately \$2.2 million has been spent to date and that bids on three more abatement and demolition projects are due on 12/1/16. She also confirmed that each EPA application is for \$200,000. Mr. Terry advised that while more than 50% of the state funding allocation remains, the state Administration determines what funds might be approved to support clean up.

There being no additional comments or questions, Mr. Terry closed the public meeting at 7:52pm

  
\_\_\_\_\_  
William Terry, Chairman      12/1/2016