

**Belchertown EDIC**  
January 20, 2016 Meeting



**Members**

Bill Terry \_\_\_x\_\_\_ Jonathan Spiegel \_\_\_x\_\_\_ Beth Maroney \_\_\_x\_\_\_  
Kirk Stephens \_\_\_x\_\_\_ Bob Rivard \_\_\_x\_\_\_ Richard Kump \_\_\_x\_\_\_

Meeting Open \_\_7:01 p.m.\_\_\_\_

Large Meeting Room, Town Hall, Guest, Presenters, Observers;  
Claire O'Neill MassDev,  
Doug Albertson Town Planner  
Pat Barry, Community Television

Bill Terry opened the meeting with an announcement that we were expecting a Guest visit from the Historic Commission

**Agenda Item #1 Adoption of Meeting Notes Dec 9<sup>th</sup> 2015 Public Hearing**

Bill Terry Moved to accept the minutes of the Public Hearing as presented  
Beth Maroney Seconded. Bob Rivard and Jonathan Spiegel were absent  
Voted 4 – 0 – 2

**Agenda Item #2 Payables**

Bill Terry indicated that we had a filing fee for the road name change of \$75.00 payable to the Commonwealth of Mass (Registry of Deeds).  
Bill Terry Moved to approve the payment.  
Bob Rivard Seconded Voted 6 – 0 – 0

Bill Terry indicated that we had been presented with an invoice from our attorney Jeff Fialky of Bacon and Wilson for \$225.00 to cover a business conversation with Mass Development on our behalf. Bill Terry Moved to pay our Attorney Kirk Stephens Seconded  
Voted 6 – 0 – 0

**Agenda Item #3 Security**

Bill Terry turned the floor over to Kirk Stephens to discuss some potential hazards in the Power Plant. Jim Kuc indicated to Mr. Stephens that it would take between one and two thousand dollars to remediate the problem. The building was unfortunately difficult to secure once and for all, many breaches were evident over the years and the hazard in question was accessible to vandals. Bill Terry indicated that he had alerted Claire O'Neill of Mass Development of this

problem for information sharing and guidance concerning this potential liability and how to proceed. No vote taken at this time to attack this problem.

Beth Maroney discussed that we were getting our Fiscal Year 2015 Financials post haste and that at present there was some \$20,279 in the account, most of which had been dedicated to a line item.

The BEDIC report on where we stand will be made available for the 2015 Town Report which will be distributed at the Annual Town Meeting.

#### Agenda Item #4 Conflict of Interest and Code of Ethics

Bill Terry indicated that he had received several confirmations of the Online Code of Ethics for Municipal Employees classes and exams which are due to be completed by all the Directors of the Board. He encourages everyone to complete the class and sign the confirmation that we have received our annual Conflict of Interest handout from the Town Clerk and to cc him copies for the record.

#### Agenda Item #5 Town Planner; Discussion

Bill Terry asked the Town Planner to bring the Board up to speed on the efforts he has undertaken.

Mr Albertson talked about the DART process and explained that there will be an information session presented by the Planning Department on Monday just prior to Town Meeting. At the presentation he will display the results of recent planning efforts to examine the Common to Courthouse corridor along State St. as well as the connection along Jackson St. to the NESFI site and to solicit public input. They will present the results two days later on Wednesday at the Town Meeting. Jonathan Spiegel asked if the Planning Department had met with the Historic District Commission concerning their input. Mr Albertson indicated that he was reaching out to all the Town Commissions and interested parties and had undertaken some outreach to Judy Gillan of NESFI to discuss the design parameters that were the most pertinent from their point of view.

Jonathan Spiegel introduced a report that was completed by the Pioneer Valley Planning Commission on the Lampson Brook Farm which contains a total of 427 acres with a focus on the NESFI piece and the Community Vision for small scale agriculture on the Farm. Bill Terry asked to get an electronic version of the report which Mr Spiegel indicated he would furnish.

#### Agenda Item #6 Development Report

Claire O'Neill was pleased to announce that Mass Dev has signed a contract for the second demolition phase which is to include the Auditorium building and the surrounding tunnels, sections of which would be under the future road layout across the site. The demolition contract price was \$666,666 one of ten bids that ranged from the \$600,000's to \$1.4 million. The Sand R Corporation of Lowell, Mass <http://sandrcorp.com/> would be doing the work, a company that specializes in Demolition and Construction services, that Mass Dev has used in the past on other projects.

A pre-demolition meeting would be conducted at the Police Station which will be open to the public. It is anticipated that the work would be concluded by the end of June of 2016. Bill Terry asked about the plywood panels that covered many of the windows in the building and stated that we could potentially reuse those panels on other building on site that have broken and missing panels. He also brought up the question of removing and relocating the numerous granite steps leading to the front entrance of the Auditorium. Claire O'Neil indicated that those considerations would be taken up at the pre-demolition meeting. Removing and placing the steps to one side were stipulated in the bid documents but moving the granite to another location on site may involve additional trucking and placement. Jonathan Spiegel mentioned that the location of this building on site presents some significant dangers and opened a discussion of safety fencing, access gates and warning signage. Kirk Stephens indicated that Jim Kuc may be available to provide some gate work and security fencing at competitive prices. Mr. Stephens will solicit a quote from Mr. Kuc with the understanding that the frost would be out of the ground prior to installing additional fencing posts.

Ms. O'Neill discussed the MEPA review process and distributed the final Environmental Impact Report to the Board. Mass Dev received significant review comments and recommendations from PVPC and Town Departments. Some comments called for Mass Dev to more fully explore PV utilization of the roof structures and clean energy alternatives. Since there is no Natural Gas on site the energy solutions tend toward photo voltaic production and while Mass Dev can encourage this solution it can be an expensive solution that might be difficult to mandate. Ms O'Neill also mentioned that the Certification process to ensure what the MEPA process requires can be a burdensome project for some businesses. She was of the opinion that most of the small business proposals that we are likely to see would not have in-house talent to satisfy the demands of the MEPA Compliance requirements which would necessitate hiring outside consultants. It would be better for some self-certification process to be in place as to alleviate some costs for prospective end users.

Jonathan Spiegel registered the opinion of the Board that the EDIC always hoped to see the highest practical utilization of energy efficient design and implementation with options for renewable energy solutions.

Doug Albertson mentioned geo-thermal as a possible solution as well as parking lot Canopies that would meet the requirements of the overall project. He mentioned that Jim Barry, a former Select Board Official who was the liaison to BEDIC for a time, was very involved in the Green Community initiative in Belchertown who would be very interested in discussing energy demand and solutions that make sense in the current economy.

Claire O'Neill intoned that in the Document submission to satisfy the MEPA process must be feasible, meet minimum efficiencies and encourage developers as opposed to mandate greater commitments to alternative energy utilization. She was of the opinion that MassDev and BEDIC should look at the development guidelines to come to general agreement to pragmatic solutions.

Claire O'Neill informed the Board that MassDev was in the process of finalizing an RFP to send out for an Independent Living project on a portion of the site that would supplement the Assisted Living submission from Grantham which was in the second funding round. The two would reinforce the continuum of care concept and perhaps strengthen the A.L. project. She also

mentioned that a Senior Services Organization may be interested in supplementing the I.L. and A.L. pieces.

Ms. O'Neill encouraged the Board Members to reach out to past proponents or others who may be interested in submitting a proposal. (size of projected Independent Living Unit project?)

No Vote taken at this time concerning this discussion.

#### Agenda Item #7 Member Time

Jonathan Spiegel underscored that the Town of Belchertown was about to begin towing cars on Feb. 1<sup>st</sup> to discourage pedestrian traffic across the site and that a notice to that effect would be in the next issue of the Sentinel.

#### Agenda Item #5 Adjournment

Bill Terry noted that the Historic Commission had been invited to this meeting to request EDIC's letter of support for a grant application however they did not make it this evening. Bill Terry will attempt to communicate with them and ask them to send us their application electronically before we schedule any additional meetings. The Grant application deadline Feb 1<sup>st</sup>.

Mr. Terry moved to adjourn at 7:55 p.m.

Richard Kump seconded

Voted 6 – 0 – 0

Respectfully Submitted

Bob Rivard,

A handwritten signature in black ink that reads "Bill Terry" with a stylized flourish at the end.

Director

## **BELCHERTOWN ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION ANNUAL REPORT 2015**

The Belchertown Economic Development Industrial Corporation (BEDIC) was formed by Town Meeting vote in 1982. Seven members are appointed by the Board of Selectmen with staggered, three-year terms. Formed under Mass. General Law Chapter 121C, the BEDIC's mission is to develop and implement a Town Meeting approved economic development plan on the former Belchertown State School property creating real estate investment and jobs.

During 2012 the EDIC overcame many obstacles that were blocking the development of the site. The EDIC were able to solve the indemnification issues in the Memorandum of Agreement between EDIC and DCAM with help from MassDevelopment and our legislators. In mid-2013 MassDevelopment became the Master Developer for the site and have continued to work towards developing the State School property. During 2014 the Governor signed the release of a key additional parcel from DCAM to the EDIC that was transferred in early 2015.

MassDevelopment continue to work on a conceptual plan for the site with the EDIC, Town Selectman, the Planning Board and Town Manager. All parties are working together to design a master plan that fits with the overall goals of the Town Plan. The EDIC awarded a letter of commitment to the Grantham Group to develop an assisted living facility on approximately 3 acres and to pursue the necessary permits and funding to build an 84 unit assisted living facility on Pad 1, the first area to be developed. That application is under way. The first \$1.3 million in State funds for demolition and clean up began to flow in 2014. Contracts were awarded for the clean up of the Administration Building and the demolition and clearing of Pad 1, which was completed by July, 2015. The EDIC and MassDevelopment continue to work with the Planning Board to implement a new zoning district and to hold meetings with Mass Historical Commission and the Belchertown Historical Commission to collaborate on plans for memorializing the history of the site.

Phase II remediation and demolition is currently funded and the process of selecting contractors for an additional 10 acre area is under way with work to begin in the Spring of 2016.

Directors:	William Terry, Chairman	Kirk Stephens, Vice Chairman
	Jonathan Spiegel, At Large Seat	Bob Rivard, Industrial Seat
	Beth Maroney, Financial Seat	
	Juanita Holler, Real Estate Seat	

## **State School Towing To Begin**

The Belchertown EDIC wishes to inform motorists that a policy of towing vehicles parked on or adjacent to the State School property will begin on February 5, 2016. Any vehicle parked on or adjacent to the property between dusk and dawn will be towed at the owner's expense. Signs will be posted in all areas around the property perimeter. This is now required for public safety reasons. The public is reminded that the entire property is posted as NO TREASPASSING and the Police Department will be removing violators.

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