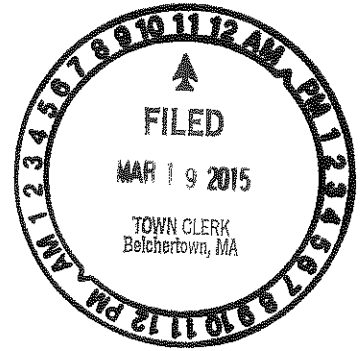


**Belchertown EDIC**  
Meeting  
February 18, 2015



Members

Bill Terry \_\_\_ x \_\_\_ Jonathan Spiegel \_\_\_ x \_\_\_ Beth Maroney \_\_\_ x \_\_\_  
Kirk Stephens \_\_\_ x \_\_\_ Juanita Holler \_\_\_ x \_\_\_ Bob Rivard \_\_\_ x \_\_\_

Meeting Open \_\_\_ 7:00 p.m. \_\_\_  
Small Meeting Room, Town Hall

Guest, Presenters, Observers; Fred Morris  
Media: Pat Barry, Community Television

Agenda Item #1 Adoption of Minutes

Jonathan Spiegel moved to approve the minutes of the January 21<sup>st</sup> meeting  
Juanita Holler Seconded  
Beth Maroney and Bob Rivard were not present. No discussion.  
Kirk Stephens arrived after the vote. Voted 3 – 0 – 2

Agenda Item #2 Payables

No bills were presented for payment.

Additions to Agenda Item #3

Jonathan Spiegel added a discussion of a recent Historic Commission meeting  
Juanita Holler added a report concerning tree inventory

Agenda Item # 4 Development Status

Clair O'Neill from Mass Development was not present but had been in contact with Bill Terry concerning the status of cleanup efforts.  
Mr. Terry informed the Board that Mass Dev had received the closing report on the Admin Building cleanup from Bay State Contracting. The Buildings were now acceptable for showing, the air quality testing had been completed and the Building was deemed clean, and good to actively show and market.

Mass Dev has received a signed contract with Associated Building Wreckers. They had been working on Insurance questions and with resolution of those questions were moving to schedule a pre-construction (demolition) meeting.

Mr. Terry informed the Board that there had been some back and forth discussion concerning the General Liability Insurance being provided by Lloyds. Mr. Terry was in discussion with Mass Dev and Bell and Hudson to make certain that everyone involved was satisfied that BEDIC was named as an Additional Insured. Part of the difficulty had to do with the fact that Lloyds

does not cover demolition and asbestos removal. The contracting party A.B.W. has suitable insurance and our Insurance Agency wanted a certificate naming BEDIC as additional insured. The discussion centered on having all our insurance policies, including Officers and Directors Insurance handled by one Insurer, be it Lloyds or some other insurer, and that perhaps we should go out and garner some Insurance Proposals to better serve our interests. More discussion to follow on this topic as we get into more involved demolition and construction. No Vote taken.

Concerning the recent election in Massachusetts, the Board was informed that Mass Dev is meeting with their appropriate counterparts in the Baker Administration to be certain that the funding pipeline remains open into the foreseeable future. The funding for this year is in place but the commitment for future fiscal year funds is very much dependent on State priorities.

Mr. Terry informed the Board that the Grantham Group would be meeting with the Planning Board on Tues, Feb, 24<sup>th</sup>, to give direction and get some guidance on how the PB would like to proceed on Building design, and other site plan considerations. The Zoning changes that were voted at the Special Town Meeting were reviewed and approved by the Attorney General recently, and are now officially incorporated in our Zoning ByLaw.

### Agenda Item # 5 Security

Kirk Stephens indicated that security was much less of a concern in winter. The over-abundance of snow kept people off the property. The snow provided for a visual record of trespass and he could easily see that few people had been entering the property in the last several weeks.

### Agenda Item #3 Additions to Agenda

Jonathan Spiegel informed the Board that a sub-committee of EDIC and Historic Commission members met several weeks ago. The Historic Commission signed off on the MOA with MassDev and the Mass Historic Commission. MassDev is looking to the Town to provide ideas and implementation strategies to memorialize the site. Mr. Spiegel indicated that there were lots of ideas discussed and some good back and forth discussion on the best way to establish and maintain venues across the site. Walking tours were discussed as well as accessibility concerns, maintenance concerns and preservation of the viewscape. As part of this discussion, Mr. Spiegel wanted to firm up the nature and scope of the buffer zone that separates NESFI and the remainder of the State School property under our control to protect the substantial viewscape afforded from the buffer zone, and mechanisms to maintain it. Some discussion followed concerning the width and length of the buffer zone, the ownership and maintenance responsibilities, the underground sewer easement under portions of the buffer and other concerns. No Vote was taken at this time and the discussion will continue with interested parties to see if some common understanding and approaches can evolve. Mr. Spiegel indicated that he would frame the issues involved and bring it to the Board for a discussion at a later meeting.

Juanita Holler reported on her conversations with UMASS staff to do an updated tree inventory and mapping. The feedback from the Stockbridge School was that this was a large undertaking, too much for a single individual student to undertake, but that it would present an opportunity for

a group of students to work collaboratively to complete a tree inventory in the late Spring when the bulk of the snow has melted.

Beth Maroney reported that she had been in contact with Dan Haynes of the Scanlon Firm, concerning our annual Audit. Ms. Maroney indicated that they would be meeting, perhaps as early as next Tuesday or Wednesday, to begin the process.

#### Agenda Item #6 Member Time

There was nothing further at this time.

#### Agenda Item #7 Adjournment

Bill Terry Moved to Adjourn at 7:50 p.m.

Beth Maroney seconded

Voted 6 - 0 - 0

Respectfully Submitted

  
Bob Rivard,

Director