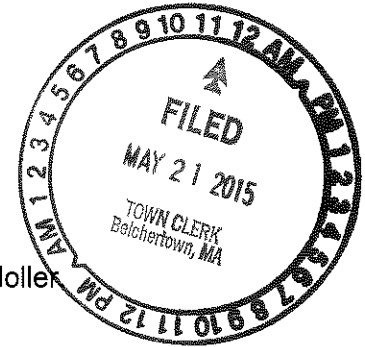


Belchertown EDIC
Minutes of April 15, 2015



In attendance

Bill Terry, Beth Maroney, Jonathan Spiegel, Kirk Stephens and Juanita Holler
Claire O'Neal, MassDevelopment, was also in attendance.

Meeting began 7:00 pm

Claire stated we now need to review how the new zoning impacts the master plan. The plan is also to incorporate the history of the site. She is presenting a draft of the zoning changes. With zoning changes and what is allowed including 30% residential the draft plan represents what is allowed on the site. The conceptual plan includes 176,000 sf of independent living, 55,000 sf of assisted living, 52,000 sf of comm/retail, 120,000 sf of light industrial, 6,000 sf of office space, and 150,000 sf of housing units (apartment and town houses 114 units). The Board has expressed their disappointment in the number of housing units. The Board was unanimous that housing at the site was to be either a part of a continuum of care centered around and connected with the assisted living facility and/or small starter apartments in association with a retail area as a "town center" concept. The other concern is that the conceptual design is not as expected as far as a "walkable community"

Steve Williams of the DPW would like to start with Tighe and Bond to get the engineering report for the road in place for Grantham to submit their application for tax credits.

Jonathan has asked Doug to come up with a series of steps to close out the old subdivision plan and prepare for the new road construction.

Agenda

Meeting minutes of March 18, 2015 motion by bill to accept, Jonathan seconded Vote 5-0-0
Bill motioned to accept the March 18th Executive Session meeting minutes, seconded by Kirk vote 5-0-0

Motion by bill to accept the march 30th meeting minutes, seconded by Juanita all in favor 5-0-0

Payables none

Additions to agenda none

North boundary development

The key question is who will have the responsibility to maintain the northern boundary. Would it be maintained by the town or a business association? It appears that it has more of a community use therefore should be maintained by the town. To start it would make sense to label it an open corridor to be maintained by the DPW due to the sewer line that runs through the property. The next step is for Jonathan and Kirk to present thoughts to the historical committee about the north boundary eventually becoming part of the walking trails. Jonathan moves that we delineate the northern boundary corridor existing from the northern property line to the east side of the sewer easement. Seconded by Bill. Vote 5-0-0

Security

Last time Kirk spoke with Jim he was going to try to secure a back door on the administration building. Kirk has not had contact with him to see if it was done.

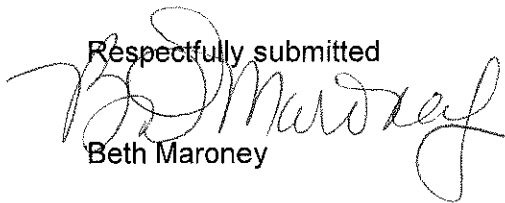
Bill expressed concern about an open tunnel that was only covered by plywood. We would like the contractor to secure the opening and all other dangerous areas.

Members time none

Bill moved to go into executive session at 8:45 to discuss the terms of the land lease with Grantham group. Seconded by Jonathan

Kirk - yes, Juanita - yes, Beth - yes, Jonathan - yes, Bill - yes

Respectfully submitted

A handwritten signature in cursive script, appearing to read "Beth Maroney". The signature is written in black ink and is positioned to the right of the typed name "Beth Maroney".

Beth Maroney