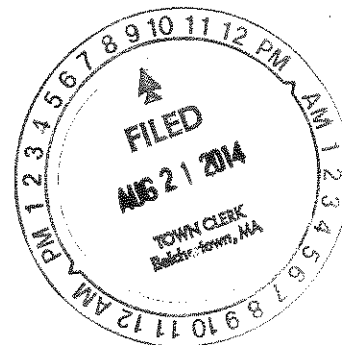


Belchertown EDIC  
Meeting

Aug 6, 2014



Members

Bill Terry \_\_\_x\_\_\_ Jonathan Spiegel \_\_\_x\_\_\_ Beth Maroney \_\_\_0\_\_\_  
Kirk Stephens \_\_\_x\_\_\_ Juanita Holler \_\_\_x\_\_\_ Bob Rivard \_\_\_x\_\_\_

Meeting Open \_\_\_7:11 p.m. \_\_\_  
Auditorium, Town Hall

Guest, Presenters, Observers;

Presentation by Win Mallett, BelArts Solar Village,  
Representative Denise Andrews, Doug Albertson Town Planner, Ron Aponte Select  
Board, Archie Archible Select Board, Brenda Aldrich, Select Board, Richard Henderson,  
Mass Development Claire O'Neill Mass Dev, George Synan Planning Board, Jim Natle,  
Planning Board, Fred Morris COA, , Haskell Werlin Solar Design Associates, Margaret  
Campbell SDA, Jack Jemsek, New England Environmental, Mike Hofler, resident, Ann  
Marley, resident, Peg Mallett, Ryan Butler, resident, Mike Knapp, Sarah Richard,  
Ruthann Sterling, Sarah Madison Umass Honors College, Cathy Murray resident, Marie  
Ryan-Brackett, Wax Brackett, Roy and Betty Balthazard, Judy (NESFI) et al

Media

Michelle Kingston CBS 3 Springfield, Ma

Agenda Item #1 Adoption of Minutes

Bill Terry Moved to Approve the Minutes of July 16<sup>th</sup>  
Kirk Stephens Seconded. No discussion  
Jonathan Spiegel and Juanita Holler abstained

Voted 3 -0-2

Agenda Item # 2 Payables

No Payables

Agenda Item # 3 Presentation BelArts

Mr. Terry announced that after the presentation, if appropriate, the EDIC may adjourn  
this meeting and move to executive session in the Selectmen's room next door to the  
Auditorium.

Mr. Spiegel informed the meeting that this was not an official public hearing but a part of  
a regular EDIC meeting and discussed some ground rules for the meeting. He indicated  
that this was a presentation to discuss in broad brush strokes some of the BelArts'

conceptual plans for the site. He invited the public to air questions, concerns and areas of the conceptual plan they liked, and address questions to Mr. Mallett and the Board after the presentation. This is a complex proposal, with many moving parts and he invited the audience to give it a good run with a wide array of question to highlight concerns for the Board to consider as this proposal matures.

Mr Win Mallett President of Meridian Contracting, Tempietto Homes presented his proposal to re-develop a significant portion of the main campus. The proposal would include a solar field on portions of the site. Mr. Mallett was here with a development team to present a proposal called "BelArts Solar Artisan Village."

The Proposal is to build a mixed use development consisting of live/work units, Independent Living Units, some retail and restaurant space, some Performance Space, and a Boutique Hotel around an array of Solar Panels that would produce two to four Megawatts of electricity. The panels would be ground mounted, rack mounted and attached to buildings as part of the design aesthetic. Several buildings were to be preserved and/or converted to incubator space and hotel space, to maintain and memorialize a connection to its former use.

Margaret Campell presented a pro forma which elaborated the number of jobs that would be created by this proposal, both construction jobs during the build out phase and the permanent jobs at completion. Also discussed were the mix of units for live/work spaces, the number of rental units, some independent living units, and the financial assumptions of sales to sub-developers. She also discussed some of the issues concerning solar credits and the impending program horizon. She also discussed the taxes that this project could potentially generate as well as the fees generated for permitting.

Other members of the team address the public concerning different aspects of the site and their personal interests in working with Mr. Mallett on this project.

Mr. Mallett emphasized that this was an overview of a development approach that populated the site with inhabitants not simply commercial or light industrial business uses, that it encouraged a sustainable use with energetic village components and performance and community spaces. It would be a focus for activities from music to restaurant experiences and would tie in to the assisted living facility that was being contemplated for Pad-1. He indicated that the solar array had the potential to take this site from being under water financially to having real value for an extended period, some twenty five years of electricity production, which would be available to the surrounding community or to the Town.

There was some discussion of Insulated Concrete Forms as a building material and the characteristics they provided for making soundproof, fireproof strong buildings with environmentally friendly materials that are easily shaped and stacked in place.

Mr. Mallett initiated a fly over video of what the site would look like from different angles.

Representative Denise Andrews addressed the audience speaking to the bold and innovative concepts that this proposal represented in the way of energy sustainability and walkability. She discussed some of the problems that she sees on the horizon, that communities are not doing enough to conserve energy and plan for a sustainable and viable future, and that we all need to work together to find the right solutions.

A Question and Answer period ensued with numerous questions and statements of support from a wide array of viewpoints. Many in the audience that had specific questions for the Board were able to address members of the Board as well as the presenters.

EXECUTIVE SESSION Under Mass General Laws.....

Mr. Terry Moved to bring the meeting to a close at nine p.m., thanked everyone for attending and announced that we would adjourn this meeting and re-convene in Executive Session in the Selectmen's Meeting Room next door, that we would not return to this meeting and that all votes at this point were recorded votes.

Jonathan Spiegel Seconded the Motion

All Five Board Members were asked in turn to Vote for the motion to begin the Executive Session:

Juanita Holler – Yes

Kirk Stephens – Yes

Jonathan Spiegel – Yes

Bob Rivard – Yes

Bill Terry – Yes

Voted 5 – 0 – 0

Respectfully Submitted

Bob Rivard, Director, Clerk of the Board

A handwritten signature in black ink, appearing to read "Bob Rivard", with a large, sweeping flourish extending from the end of the signature.