

**Belchertown EDIC**  
Meeting

October 15, 2014

Members

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

Meeting Open \_\_7:02 p.m.\_\_\_\_  
Small Meeting Room, Town Hall

Guest, Presenters, Observers;  
Doug Albertson Town Planner, Fred Morris COA.

Media  
Pat Barry; Community Television

Agenda Item #1 Adoption of Minutes

Bill Terry moved to approve the minutes of the Public Hearing which were submitted late at the prior meeting and not reviewed. Kirk Stephens Seconded.

Bob Rivard indicated that he was not present. No discussion. Vote 4 – 0 -1

Bill Terry moved to approve the minutes of the Sept 17<sup>th</sup> Regular board meeting  
Beth Maroney Seconded. No discussion Voted 5 – 0 – 0

Bill Terry moved to approve the minutes of the Sept 17<sup>th</sup> Executive Meeting  
Jonathan Spiegel Seconded. No discussion Voted 5 – 0 – 0

Agenda Item #2 Payables

An invoice was received for Management Liability (Officers and Directors Ins.) for \$1,261  
Beth Maroney Moved the Question of working through the Payment Mechanism.

Jonathan Spiegel suggested that we initiate the process that we agreed to at the last meeting concerning Invoices and Payments. We are to send a copy of the Invoice to Mass Dev with a Certification on Letterhead that Services have been and continue to be rendered to our satisfaction. Mass Dev does an electronic funds transfer, we get confirmation of deposit, we mail our check.

Beth Maroney has already been in contact with Mass Dev with Routing Numbers to effect the transfer.

Bill Terry Seconded Voted 5 – 0 – 0

Beth Maroney also moved to pay a \$330.00 bill from Bacon and Wilson for legal services related to the review of the Funding Agreement an amendment to the MOA.

Bill Terry Seconded. Mr. Terry indicated that this was to be paid out of current funds.

Voted 5 – 0 – 0

### Agenda Item #3 Development Status

Mass Dev visited the site with a Backhoe to dig test pits in several locations.

Bill Terry informed the Board that no significant archeological artifacts were discovered.

Mass Dev will report their findings to Mass Historic later this month.

He also indicated that Mass Dev did an extensive Site Visit with a group of interested individuals.

Mass Dev put out a request for proposals to remediate Pad – 1, and to make the Administration Building broom clean for interior viewing.

Kirk Stephens interjected that he received a call about the Site Visit from Jim Kuc the grounds person that is in charge of brush hogging which is about to begin. After some discussion it was agreed that everyone in the Group Visit should execute a RELEASE OF LIABILITY.

Bill Terry indicated that he was not given advanced notice of this Visit which is called for in our MOA. Mr. Terry indicated that he would take up several of these points at his next meeting with Claire O'Neill of Mass Dev.

Doug Albertson discussed the various issues surrounding the roadway extension of Berkshire Ave. to the Central Square. He is preparing a plan to present to the Special Town Meeting which is scheduled to take place in December.

Bill Terry indicated that the six month clock was ticking between the public hearing and the Special Town Meeting to consider this question. Mr. Albertson made the notation to reschedule a Planning Board Meeting to re-visit this issue and make their recommendation in a timely manner.

### Agenda Item # 4 Additions to Agenda

Bob Rivard talked about Filming with Drones at the Site.

Background; A recent FAA decision to permit Drone Filming in the U.S.

The concept is that we have a site that lends itself to Drone or RAV events that would be significant. It has abundant distant horizon view sheds, adjacent to Farm land, has natural rolling landscape and numerous obstructions from trellises to smokestacks with any number of buildings of various sizes and shapes. Significant mature trees and lots of room for error.

The concept would be to sponsor an Engineering Challenge through UMass Engineering Dept or some such program that would Underwrite and Organize a University Level Engineering Challenge to create and fly RAVs for prize money that would be paid to the Engineering School that emerged victorious from the challenge.

Bob Rivard suggested that Board Members look at the MassChallenge.Org website and we would take up a discussion after members had a chance to sleep on it.

## Agenda Item # 5 Security

Kirk Stephens indicated that following recent visits to the site by Jim Kuc that we are looking at numerous buildings with open doors and windows. That many of the frames that held the plywood panels in place are so rotten that they cannot support the panel or if installed would be easily removed. The cost of rectifying the support would entail large expenditures of funds since there are so many fenestrations and access doors.

Mr. Stephens also reported in more detail the Site Visit and the phone discussion that ensued.

Mr. Stephens circulated the signed release forms.

Mr. Spiegel indicated that he was the author of the Release and that we should have everyone who visits the site sign one upon entry.

Mr. Stephens reported that the Police arrested two individuals who were entering some buildings. Mr. Stephens had a request from the District Attorney's Office wanting a dollar value for the losses incurred. Since it was impossible to put a value on damage, not knowing how many buildings were entered and how many windows breached, it was suggested by Mr. Terry that Mr. Stephens meet with the Police Chief to sort out the matter. As a point of reference Mr. Terry indicated that we should put a value of \$300 for each breach that can be assigned at the moment of confrontation and arrest.

## Agenda Item # 6 Member Time

Mr. Terry recognized Fred Morris

Mr. Morris queried the Board about the Grantham Group and the mechanism that are being used to fund the Assisted Living Facility.

A discussion ensued with members refining the entire process, from Town Meeting Vote, to Grantham Group getting in the Application Line for funding tax credits, to construction being a process that could last up to two years time. There are many steps in this process that are now in motion and we shall soon see a lot of activity on site. Mr. Morris asked when the brush hogging was to begin. Mr. Terry explained that the Town had brush hogged their r.o.w's in anticipation of BEDIC getting authorized to undertake their portion, which is on schedule to be completed by our next meeting.


## Agenda Item # 7 Adjournment

Bill Terry Moved to adjourn at 8:02 p.m.

Several Members Seconded

Voted 5- 0- 0

Respectfully Submitted

Bob Rivard,  
  
Director