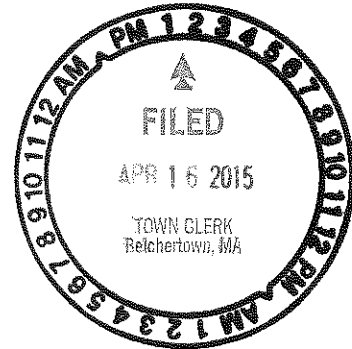


**Belchertown EDIC
Meeting**

March 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; Clair O'Neill Mass Development, Doug Albertson Town Planner, Sarah Bankert, Micha Flanary, Healthy Hampshire Collaborative, Fred Morris COA. Media Pat Barry; Community Television

Agenda Item #1 Guest Presentation Bill Terry introduced Sarah Bankert of the Healthy Hampshire Collaborative. Sarah gave an outline of her position and the efforts she has made on behalf of her group to make Belchertown cognizant of recent efforts by the Massachusetts Department of Public Health to raise awareness of walkable spaces and healthy eating. She recently met with Town Officials to discuss sidewalks and infrastructure that promote activity and more to the point the corridor that links the Town Common with the BEDIC property along State St. all the way to the District Court.

Sarah indicated that there would be an open discussion at the Planning Board meeting on April 14th to facilitate a dialogue and develop a process to include the stakeholders in a broad conversation about the future of the BEDIC land and the role it could play to promote walkability and internal links to the site.

Sarah indicated that she would be working to bring some effected groups together to do a walking tour from the Center of the Town Common along State St. to identify and flag the barriers that currently exist as well as raise awareness of the proximity between the School and the Town.

Doug Albertson pointed out that currently the PVTA bus stops at the Town Common. Anyone who cannot drive and needs to make an appearance at Court must take this walk along Rt. 202. It would be good to begin thinking in terms of linking the BEDIC Campus the newly constructed accessible playground, the Schools and the Police Station and Senior Center to build on the sense of Community that these assets represent.

Kirk Stephens added that the PVTA used to service our site.

Juanita Holler thought we might initiate a conversation with PVTA to see if they would expand service to the Courthouse, though it may involve a Town contribution to cover costs.

Bill Terry interjected that BEDIC has already built over 800 feet of sidewalk into the property from Front St. to the Administration building.

Jonathan Spiegel asked if Sarah was aware of any funding or grants available for such efforts.

Sarah Bankert indicated that there were some sources of funding and grants, and that PVPC was underwriting 200 hours of staff time to create a Zoning Action Plan to identify barriers that could be corrected through zoning ordinances.

Bill thanked Sarah for her presentation and indicated that there was broad support at BEDIC to link with the Town Boards to facilitate pedestrian access in both directions.

Agenda Item #2 Adoption of Minutes

The minutes from the February 18th meeting were circulated.

Beth Maroney Moved to accept the Minutes as written.

Kirk Stephens Seconded

Voted 6 – 0 – 0

Agenda Item 3# Payables

Beth Maroney indicated that there were currently no Bills due for payment.

Agenda Item #4 Additions to Agenda

Jonathan Spiegel added a discussion of the Buffer Zone, a follow up on the recent Historic Commission meeting and questions about FY16 financing.

Bill Terry added a discussion of Business Technology Way and Front St. roadway names.

Agenda Item #5 Development Status

Clair O'Neill of Mass Development brought the Board up to date on recent efforts on our behalf undertaken by MassDev. Beginning in March there have been pre-construction meetings with DPW, B of H, the Building Inspector, Water Department to bring everyone up to speed. The Contractor, Associated Building Wreckers is on site and scheduled to begin demolition work in April. The first phase is non-invasive abatement. The demolition will include three cottages along Berkshire, the Hospital Building, a small garage and a trailer used as a dentist office.

Discussion ensued concerning the tunnels, which were to be imploded and filled which to be sealed and which to be abated and used as utility feeds for new buildings. Some buildings will supply bricks that can be used to fill the crushed tunnels

Bill Terry indicated that rubble will become more important in the future as more of the brick buildings are taken down and crushed.

There was a discussion about significant trees and which would be saved and which removed. Clair O'Neill indicated that the ways on site are not built to current subdivision regs and some trees along one side will have to be removed to build proper width roadways.

Juanita Holler added that the Stockbridge School at UMass will be verifying and updating the previous Tree Study which was very thorough in the first instance and just needs to be confirmed and brought up to date.

Clair O'Neill said that she was very impressed in the architectural details of the Administration Building and hope to redevelop that significant building. Mass Dev will be marketing that property with a real estate broker.

Clair O'Neill also indicated that all has been done to transfer the 7.5 acre parcel along 202 and Mass Dev was waiting for DCAM to set up the transfer.

Bill Terry added that he has discussion about the playing fields and the architectural survey work to be done by hand on this parcel. The Town of Belchertown will provide a Certificate of Insurance to allow the playing fields to be used in the interim.

Agenda Item # 6 Security

Kirk Stephens informed us that now that the snow is more or less gone from the site that much more traffic has been observed and that there are still multiple access points to buildings and tunnels. He has been in discussion with Jim Kuc to develop a proposal to add an additional gate to the property where the large stones had been removed. It was now possible to drive into the site and around the various roadways since the boulders were gone. Claire O'Neill said that Mass Dev would have an internal discussion to see if there was some way to get better access control over the site as demolition work gets under way, to better secure the premises.

Agenda Item # 7 Additions to Agenda

Jonathan Spiegel opened a discussion on the North Boundary Buffer zone. He indicated that he has sent a page and a half of comments to Bill Terry to share his thoughts on the subject: the ownership question, the maintenance requirements, the location of the sewer easement and the portions of the sewer easement that are located away from the buffer strip.

Bill Terry said that we would be taking this up at our next meeting.

Jonathan was also concerned about the next round of State funding and sought clarification from Clair O'Neill in light of the last election. Clair stated that because of the progress that had been made so far, that the remainder of the initial \$4,000,000 would be available from the State to focus on Pad-1 and to survey the hazardous materials and asbestos abatement requirements in the subsequent phases of development. Mass Dev is working on the conceptual Master Plan incorporating the newly passed Zoning categories within the next three weeks. They are looking at roadways, significant trees, and developing a new iteration of the Plan to take to the MEPA folks.

Bill Terry indicated that the Town Manager had identified some issues and possible solutions to avert problems with access and make the site tire friendly. The Grantham Group modified their plan to the Standards they used in the Webster, Mass project to create better turning radii for the fire equipment that Belchertown owns.

Bill Terry also noted that Town Meeting was scheduled for May 11th, with a Special Town Meeting ahead of that regular meeting. He suggested that it would be a good opportunity to present visual materials and handouts for Town Officials and meeting participants.

Jonathan Spiegel reminded us that any CPA funds dedicated to the Assisted Living Facility would have to be approved at Town Meeting.

Kirk Stephens suggested that it would be good if the Planning Director would speak to the 40B question at Town Meeting and our ongoing responsibilities to provide for Affordable Housing. Jonathan Spiegel mentioned that it would be good if Fred Morris could drum up some support at the Council on Aging to support our efforts.

Bill Terry opened a discussion on re-naming Business Technology Drive East. He framed a motion that would rename that section as a continuation of Front St. Discussion ensued concerning the one business that has an address that would be impacted by that decision. All printed materials and vendor contacts would of necessity be notified, that lettering on vehicles might be impacted and other costs incurred to make a change of address possible. The difficulty at present is that Front St. is identified at State St. with signage however Business Technology Drive East does not show up on maps and electronic searches on the internet very often.

Clair O'Neill mentioned that there had been some ongoing discussions at Mass Dev about branding the site and that it was premature to rename that portion of the roadway at this time until more thought had been given to the possible uses of the Administration Building and/or a possible end user had been identified.

Bill Terry agreed to withdraw his motion and allow some more time to stimulate a discussion on branding the site.

Agenda Item # 8 Member Time

Clair O'Neil informed us all that the Grantham Group would be presenting a site plan at the next Planning Board meeting on Tues at 7:00 p.m. Both Jonathan Spiegel and Kirk Stephens indicated that they would be available to attend the meeting to speak for this proposal.

Agenda Item # 7 Adjournment

Bill Terry Moved to adjourn at 8:14 p.m. and to Open an Executive Session under General Law 30A Section 21 subsection 6 to discuss terms and conditions of the Ground Lease with the Grantham Group and to not return to the General Session.

Beth Maroney Seconded

A Voice Vote was called for.

Beth Maroney Yes, Jonathan Spiegel Yes, Juanita Holler Yes, Bob Rivard Yes, Kirk Stephens Yes, Bill Terry Yes.

Voted 6 - 0- 0

Respectfully Submitted

Bob Rivard, Director

