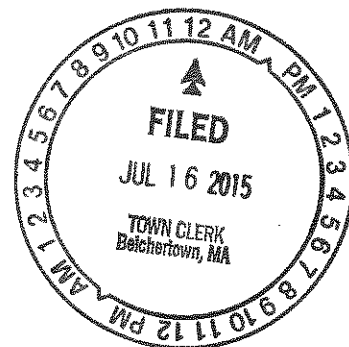


**Belchertown EDIC**  
Meeting

June 17, 2015



Members

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

Meeting Open 7:00 p.m.         
Adjourned 8:17 p. m.  
Large Meeting Room, Town Hall

Guest, Presenters, Observers; Clair O'Neill Mass Development, Steve Williams Highway Department, Doug Albertson Town Planner, Gary Brougham, Town Administrator, Ron Aponte Select Board

Media Pat Barry; Community Television

Agenda Item #1 Adoption of Minutes

Bill Terry moved to accept the minutes of the May 20<sup>th</sup> meeting. Kirk Stephens seconded  
Juanita Holler was absent Voted 3 – 0 – 1

Agenda Item #2 Payables

No Invoices presented for payment since the last meeting.

Agenda Item #3 Additions to Agenda

Juanita Holler informed the Board that she has accepted a new position in California and was resigning her seat on the EDIC, effective immediately. Bill Terry thanked Juanita for her many years of service to the Board and congratulated her on behalf of the Board for her new appointment. He asked Juanita if she had a replacement in mind, she indicated in the negative however her seat is Real Estate and should hopefully be easy to fill.

Agenda Item #4 Conceptual Master Plan Review

Clair O'Neill of Mass Development introduced the latest version of the Master Plan. This is a fresh look at the entire site following the meetings with various Departments and Commissions. It depicts a roadway that connects Jackson St. and Route 202 in two different roadway entrances

at State St. (202) and a Boulevard roadway through the central campus terminating in a single entrance road at Jackson St.

The Light Industrial component has several independent drives off the Boulevard for frontage lots and a longer drive to a roundabout to access the rear pad sites.

The Residential components include Assisted Living, Independent Living, Multi Family Residential and some Live/Work Units.

There are mixed Commercial uses in several locations, at the new entrance from State St. and near the Central Square.

The plan continues all the existing roadway connections past the Police Station and Senior Center and adds a connection to the mixed Commercial out front.

Steve Williams raised several questions from the road maintenance standpoint, asked which of the roadways would be private, and discussed snow storage areas in the front setbacks. He also mentioned that PVPC has been looking at traffic flows with the Town along State St. We are almost at the threshold for a signalized intersection at the present time and the Assisted Living Facility on its own would put us over top. PVPC did not recommend a new curb cut and may push back on that concept in the MEPA review process.

Ms O'Neill informed us that Mass Dev was doing traffic counts at present and feels strongly that from the Development perspective, the site is much more valuable with a new curb cut to the Mixed Commercial pads.

Gary Brougham interjected that a new curb cut provided a second means of egress for the Police Department and that they occasionally had exit difficulties at present. A signalized exit point would help in that department.

Steve Williams said that they looked at turning lanes alone but see signalization as a required solution.

Ron Aponte talked a bit about the look and feel of the Mixed Commercial along State St. and reiterated the Town's druthers to avoid the strip mall look and create something that looked more like the Village Commons in South Hadley. He also discussed if Phasing was being considered by Mass Dev.

Ms O'Neil discussed the issues surrounding funding the second phase of this project once the Assisted Living piece fell into place. Mass Dev sees the Independent Living Units as a phase II piece with demolition of the Infirmary and one or two dormitory buildings.

The frontage along State St. could create the cash flow to keep pushing further into the site, taking out groups of buildings. Developing a Light Industrial pad would justify asking for Road Development Money from the State.

She talked about the memorial areas, Historic Markers one in the central square and two along the Pedestrian Pathway along the buffer on the western edge of the property

Ms O'Neill said that Fuss and O'Neill would take the plan as presented and work up the parking requirements and drainage areas required to support this development, create some modelling to project traffic flows and address efforts to reduce greenhouse gas emissions.

Bill Terry applauded the efforts of Mass Dev and Clair O'Neill's presentation of the Conceptual Plan and thanked participating members and various Town Officials for their participation.

Bill Terry Moved to approve this Conceptual Plan

Juanita Holler Seconded

Voted 4 - 0 - 0

Clair O'Neill discussed Branding a little further with the members present and mentioned several possible place names and themes. Nothing definitive was decided.

Mass Development has been doing a lot of internal discussions concerning Branding of the project.

#### Agenda Item # 5 Security

Kirk Stephens informed us that Jim Kuc did not submit an invoice in time for tonight's meeting but that he would have something by the next meeting. Jim Kuc has been devoting some time to keeping the site secured but it is always a challenge. The wood frames holding the exterior plywood has deteriorated in some cases where the plywood falls off the frames due to gravity. Bill Terry indicated that we should have a priority list of buildings to be taken down and not to waste efforts on buildings that were on the short list.

#### Agenda Item # 6 Member Time

Nothing further.

#### Agenda Item # 7 Adjournment

Bill Terry Moved to adjourn at 8:17 p.m.

Bob Rivard Seconded

Voted 4 - 0 - 0

Respectfully Submitted



Bob Rivard, Director