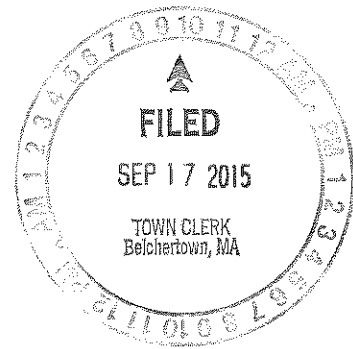


Belchertown EDIC
August 19, 2015 Meeting



Members

Bill Terry ___x___ Jonathan Spiegel ___x___ Beth Maroney ___o___
Kirk Stephens ___x___ Bob Rivard ___x___

Meeting Open ___7:09 p.m. ___
Small Meeting Room, Town Hall
Guest, Presenters, Observers;
Claire O'Neill MassDev, Judy Gillan NESFI
Doug Albertson Town Planner,.

Agenda Item #1 Adoption of Minutes July 15th and August 5th

July 15th

Bill Terry moved to approve the minutes of the July 15th Meeting

Jonathan Spiegel Seconded

Discussion

Kirk Stephens indicated that the building designations for Phase 2 demolition were incorrectly reported. Specifically he mentioned that Building G was the modern building referred to at that meeting and was not slated for demolition in Phase 2. The three buildings under discussion for Phase 2 demolition were the Infirmary Building, the Auditorium Building and the Girls Industrial Building.

Bill Terry Accepted the Amendment, struck the reference to "one of the more expensive buildings to demolish because of modern concrete construction and radiant floors heating systems" and the minutes were adopted with some minor revisions and hand written corrections.

Voted 4 - 0 - 0

August 5th

Bill Terry moved to approve the minutes of the Aug 5th Meeting

Kirk Stephens Seconded

No discussion. Jonathan Spiegel was absent at that meeting.

Voted 3 - 0 - 1

Agenda Item #2 Payables

No Invoices submitted for payment.

Agenda Item #3 Development Status

Bill Terry turned the floor over to Claire O'Neill of Mass Development for information sharing. Claire O'Neill reported that the demolition crews had demobilized from the site and Tighe and Bond was sending the requisite certification that all the work had been performed to specifications and the site was vastly improved. Fence sections had been placed along the work zone, as well as large boulders to prevent access to the regraded pad site. She was satisfied that the pad site was much improved visually, that a considerable number of trees were preserved and just a few had been removed.

Ms O'Neill indicated that the Assisted Living folks had not yet received news from DHCD on the status of their application for tax credits but this round was to be announced in the next several weeks. If the Grantham Group did not receive the credits now, the next round would be announced in early 2016.

She also mentioned that MassDev had several face to face meetings with Town personnel including Steve Williams from Public Works to discuss the Town's portion of anticipated work around the central common area, that the review of the conceptual plan was moving along between Tighe and Bond and Mr. Williams is to work out the fine points of the entrance roadway servicing Pad 1.

Ms O'Neill informed the Board that Malone and McBloom were working on the Landscape Plan for the Common Area and would be submitting their plans for our review and to the Town in the next couple of months with the goal of getting approval from CPA folks by the end of this year to vote to Grant this project the funds requested.

Jonathan Spiegel mentioned that he had been working closely with the Historical Commission to finalize the language for commemorative signage that would accompany the Cupola at the Common Area and what the composition, shape and structure would look like. Mr. Spiegel circulated a handout compiled by Maxine Oland of the Belchertown H.C. with short and long term goals and draft language for signage that is under consideration.

Kirk Stephens expressed the opinion that we should chose words very carefully to describe and commemorate the existence of the Belchertown State School. His feeling was that a lot of misinformation and allegations had circulated since the closing of the School under State directives. He briefly described how the nature of program evolved from a working farm with 300 milking cows where lots of students in the client population worked with pride to maintain the herd, into a program that was precluded from competing in the dairy industry. The result was that many of the clients lost their pride of achievement in a farming activity and were relegated to being passive recipients of services, which created a set of unanticipated problems associated with idleness.

Jonathan Spiegel Moved that the Board endorse the Language contained in the July 1, 2015 email from M. Oland to Ms O'Neill marked "POTENTIAL LANGUAGE FOR MEMORIAL - 2) The Belchertown State School (1915-1992) was created by the Commonwealth of Massachusetts to house and educate citizens with special needs, and played an important socio-

economic role in the 20th century development of Belchertown. This monument acknowledges the complex histories of the Belchertown State School, and the different meaning it holds for residents, their families, the institutions employees, and neighbors. May we learn from our history, and always strive to strengthen our community through compassion.”

Bill Terry Seconded the Motion with the caveat that we are approving the Potential Language for Memorial for placement on the central monument slated for the Common.

Voted 4 – 0 – 0

Judy Gillan concurred that the history of the program demonstrates that the program was unequivocally changed as a result of the inability of the clients to work the farm. She indicated that the windows reflected the change as they went from opening windows with screens to windows with wire-reinforced screens and eventually to wire mesh and bars. Many residents expressed extreme frustration of being penned up in front of televisions indoors instead of working the farm.

Jonathan Spiegel added that we should make that a central piece of the message that we convey, how the nature of the school evolved over time and the message could be dispersed over the site with benches and interpretive signage, to lead viewers to a greater understanding of special needs residents and the complexities of providing for their care that was undertaken with the Belchertown State School.

Claire O’Neill continued with her Development Report, indicating that MassDev was spending down the first release of funds to prepare for the MEPA submission. Fuss and O’Neill was working on the storm water retention system and MassDev is expecting to see the result of traffic impact next week, in anticipation of sitting down with the Town Manager, Doug Albertson and Steve Williams to discuss the corridor along State St. Doug Albertson indicated that a lot of people had expressed an interest in how and where the crossing or crossings would be placed along the frontage, down to the Courthouse and the connecting sidewalks linking the crossings. After the initial meetings the group ruled out the use of roundabouts.

Jonathan Spiegel pointed out that it would be helpful to see draft language before it went out to anyone from MassDev for BEDIC and the Town to have a chance to view and respond to critical pieces of the infrastructure improvements before it gets set in stone.

Bill Terry indicated that the sub-committee could get together on short notice to view and shape drafts intended for the public. To that end Bill Terry moved to appoint Kirk Stephens to the sub-committee, to take Juanita Holler’s place at the table. Mr. Stephens assented.

Jonathan Spiegel seconded.

Voted 4 – 0 – 0

A short discussion ensued about the perimeter buffer zone, who would own it and how it would be maintained. No decisions had been made to that effect. Ms. O’Neill said that there were small pieces here and there that had limited market value between the buffer and the property line. No motions were made concerning those items. The Board was reminded that it had already decided

to set the edge of the perimeter zone/trail as the southeast boundary (inside edge) of the sewer easement.

Claire O'Neill also brought up the Auditorium building and asked about a swimming pool, underground space in that building. Members said it was the basketball court in that building that had flooded. Ms. O'Neil asked if anyone had seen construction plans or drawings for that particular building which would be good to have before demolition begins on phase 2.

Mr. Terry thought for sure that there were plans in our archive of documents in Town Hall and would search out the Auditorium Plans.

Discussion of the granite steps at the front of the Auditorium followed. Bill Terry indicated that there were 64 granite steps that would need to be salvaged from phase 2 demolition and asked if MassDev had framed language for salvage and storage of the granite. Ms O'Neill indicated that they had given some thought to breaking that piece out or structuring the phase 2 demo to get a specific number concerning the granite. Kirk Stephens mentioned that Jim Kuc had equipment that could remove and transport those steps and might be able to provide BEDIC with a competitive arrangement. Mr. Kuc was in the process of removing the Cupola from the Infirmary Building which is an operation far more complex than moving granite at ground level. Ms. O'Neill took that statement under advisement for the time being, no decisions were arrived at. MassDev is concerned about running up the cost for removal, transport and unloading of granite using an abatement and demolition contractor.

MassDev is looking to Tighe and Bond to develop an estimate for demolition of the Girl's Industrial Building, to determine if they have enough resources to include this in phase 2. Ms. O'Neill indicated that the first phase came in lower than anticipated which provided a little extra for phase 2 demolition work, some 2.1 million, but seeing the costs associated with abatement and demolition in phase 1 is a cause of some concern, since more buildings were being considered for removal.

The status on the 7.5 acres from DCAM has not changed. They executed the deed but the transaction still has not yet been recorded at the Registry.

Claire O'Neill asked if the Cupola was to be removed tomorrow. Mr. Stephens indicated that they had it planned. Mr. Terry said he had not received an Insurance Binder and asked that Mr. Stephens to ascertain the status of the Insurance Binder. Mr. Albertson said his fax machine at the Planning Department was able to receive such a document first thing in the morning.

Agenda Item #4 Member Time

Mr. Terry presented Ms. O'Neill with the FY 17 Operating Budget. She had not received it in an e-mail prior to the meeting. Our current status of the BEDIC account is \$14,152 of which no more than \$5,000 is to be dispersed for the Cupola retrieval. Ms O'Neill affirmed that MassDev would reimburse us for their percentage of the cost as per agreement, some \$2,500. Mr. Terry said that our Directors and Officers Insurance was due in October. Ms O'Neill indicated that MassDev would soon fund our Operating Budget for this next round and would advise us of their

decision after review of the submission but expressed confidence that we were in a good place at present.

No further business under Member Time.

Agenda Item #5 Adjournment

Mr. Terry moved to adjourn at 8:20 p.m.
Kirk Stephens seconded

Voted 4 – 0 – 0

Respectfully Submitted

Bob Rivard,

Director