



TOWN OF BELCHERTOWN
Economic Development & Industrial Corporation
Supporting Business Growth and Development in Belchertown

2 Jabish Street, P.O. Box 670, Belchertown, MA 01007 * (413) 323*0778



William A. Terry, Chairman

Public Hearing – Meeting Notes
Belchertown Economic Development and Industrial Corporation

Proposed EPA Brownfields Cleanup Applications for two (2) sites located at the former Belchertown State School

Date: Wednesday, December 9, 2015

Time: 7:15pm

Location: 2 Jabish Street – Town Hall, (Selectmen's Meeting Room), Belchertown, MA 01007

BEDIC (with the assistance of MassDevelopment) will be applying for two EPA clean-up grants.

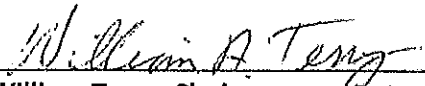
- A) ACM remediation of a 55,600 SF building known as the Infirmary (or Building 30) with an estimated cleanup cost of \$500,000 along with another \$305,000 in demolition and program implementation costs. This is the planned site of the Continuing Care Retirement Community with mixed income housing and commercial opportunities.
- B) ACM remediation of two 13,000 SF buildings known as the Boys and Girls Industrial Buildings (Buildings 22 & 23) and associated steam tunnels with an estimated cost for clean-up and demolition of around \$800,000. This will become an industrial development site and will also open access for the future construction of the main neighborhood road into the larger industrial and multi-family areas.

EDIC Members in attendance-William Terry, Beth Maroney, Kirk Stephens and Richard Kump.
Guests in attendance Gary Brougham, Doug Albertson, Claire O'Neill, Rich Staples, Kevin Sbrissia and Ronald Aponte.

The meeting began at 7:15 pm. Ms. O'Neill of Mass development stated that the removal of asbestos and hazardous materials is very expensive and that MassDevelopment is working to secure additional clean-up through federal grants. The maximum that can be applied for is \$200,000 per site. They have defined two sites, the infirmary building and the boys and girls industrial buildings. The estimated clean-up and demolition costs for the infirmary building is approximately \$800,000 and clean-up and demolition costs for the boys and girls industrial buildings is approximately \$800,000. MassDevelopment has also been working with Tighe and bond on the scope of work required for the clean-up and will be submitting this to the EPA within the next week. A response regarding the grant is expected around April 2016. If awarded work would begin around June 2016. During this time Ms. O'Neill stated the community will have the opportunity to ask questions about the project. Mr. Aponte asked is the EPA grant is similar to tax credits and what is the likelihood of success. Claire believes we have a strong application. Mr. Kump questioned where the remaining funds will come from to complete the clean-up and demolition of both sites. Claire responded that MassDevelopment has approximately Four million dollars

earmarked for this project and to date \$1.4 million dollars has been spent and the bid is out now for the school auditorium clean-up and demolition. Mr. Kump also questioned the amount of acreage for each site. Ms. O'Neill reported that the infirmary site is six (6) acres and the boys and girls site is approximately four (4) acres.

Mr. Terry asked the board members and attendees of the public hearing if they had any questions. Hearing none he motioned to adjourn the public hearing at 7:27 pm, the motion was seconded by Richard Kump, all in favor 4-0-0.


William Terry, Chairman Date: _____

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12/9/2015