

Belchertown EDIC
Regular Meeting

Nov 20, 2019



Members

Bill Terry ___x___ Jonathan Spiegel ___x___ Rich Kump ___x___
Beth Maroney ___x___ Kirk Stephens ___x___ Bob Rivard ___x___

Media

Pat Barry
Meeting Open ___ 7:00 p.m. ___
Small Meeting Room

Introduction of Guest, Presenters, Observers

Claire O'Neil, Mass Development, Doug Albertson, Town Planner,
Katherine Benson, Courtney Keating, Belchertown State School Friends Association
Jen Turner Select Board.

Bill Terry opened the meeting at 7:00 p.m. He announce that we would be holding a public hearing at 7:30 this evening as per the posting in the Newspaper and in the Agenda.

Agenda Item # 1 Adoption of Minutes

No Minutes were available from the previous meeting.

Agenda Item # 2 Proposal for re-use of Admin Building

Bill Terry introduced Katherine Benson and Courtney Keating from the Belchertown School Friends Association to share their conceptual ideas and vision for future use of the Administration Building with the Board. Katherine discussed the nature of the Administration Building as the iconic and central building that was advertised by Mass Dev in the requests for proposals advertised on their site and in promotional materials circulated at the Developer's Conference at MassMutual in Springfield. The plan Katherine outlined was to convert the front section of the two attached buildings into a museum and archive for literature and historic photographs of the Belchertown State School from its inception until the Consent Decree and decommissioning of the property

and outplacement of the remaining clients as well as a home for the Quabbin Historic Archive.

She described the historic and architectural significance of the property as well as the potential uses of the rear building. As a non-profit, the BSSFPA could secure control of the building, apply for preservation grants and conduct feasibility studies and possibly do some independent fund raising. The building has never had fires on the inside, is solidly built with mostly intact interior surfaces as well as the Howard and Davis clockwork which has been removed for safe storage.

Katherine discussed the need in the community for a Visitor's Center that would welcome students from across the Five Colleges interested in researching the history of the efforts undertaken in Massachusetts to house and educate challenged individuals from the turn of last century onward. While the Friends are not in a position to purchase the property outright, they could provide EDIC a vehicle through leasing or a license Agreement for control of the attached buildings that would allow them to submit applications for grants since most of those programs are targeting specific projects. Katherine indicated that should the outreach their organizations undertake fail to produce results in a time frame that we could live with, the control of the property would revert to the EDIC.

Ms. Benson discussed efforts she has undertaken in other Towns including Pittsfield and Medfield sponsoring walking tours and photography workshops and tours, which efforts raised substantial capital to devote to the reconstruction and preservation of significantly historic structures. The Silver Crescent workshops and photography tours especially generated funds to defray the costs associated with the liability of utilizing buildings in need of repair. Through their activities they generated high visibility which would be beneficial in our case for our efforts to develop the other areas along Carriage Drive.

Mr. Terry thanked Katherine for her presentation and the submission of her information in a professional written format. He asked members for questions to address to Ms. Benson.

Ms. Maroney discussed the current condition of the property vis a vis the plumbing and electrification. Ms. Benson replied that these workshops would not require plumbing or electrification.

Mr. Stephens said that the Building Inspector could visit the property and place conditions on its use in its current condition.

Ms. Maroney said she would like to see some firm numbers in a budget to encompass Operational Costs not simply construction estimates.

Mr. Kump asked about the size of the building and re-iterated that our mission involved Historic preservation but EDIC was also interested in the taxes and jobs that proposals would generate.

Ms. Benson discussed the construction renovation jobs and the potential jobs associated with maintaining an archive and a welcome/education center that would have a potential revenue aspect and could potentially encompass a marketing effort for the balance of the

project until it is completed throughout. She could see some changing uses in the back section over time and would tie into the renovation efforts being undertaken by the Belchertown Cultural Alliance for two buildings along Berkshire Ave. Mr. Kump asked if this project would require a PILOT agreement. Ms. Benson said that a duly constituted Museum/Archive would be a repository to preserve physical documents for programs across the Commonwealth to address special needs students over the years, for students in Education as well as the clients of the programs and their families that were the beneficiaries of these efforts. The extensive collections of these documents are too extensive to be held or maintained in the Stone House Museum. This would provide ample community space for educational programs and Ms. Benson could envision Book signing events for contemporaneous writings about the State Schools in Massachusetts. Such an end use would undoubtedly support a PILOT payment to offset the cost of Town services.

At 7:30 p.m. Mr. Terry suspended this discussion and opened the Public Hearing; Ms. O'Neill will submit notes to document the Public Hearing. The regular meeting was resumed at 7:42 p.m.

Mr. Terry Moved to close the Public Hearing at 8:42 p.m.
Ms. Maroney Seconded

Voted 6 – 0 - 0

The discussion returned to Ms Benson for questions

Mr. Spiegel asked what the BSSFAs were seeing as the next steps. Mr. Terry asked about the Historical Commission's stance. Ms. Benson responded that it is a potential source of funding, that they were supportive. Mr. Spiegel expressed the hope that the vortex of people surrounding this effort to memorialize the State School and how it is interpreted as the program evolved over time would reflect the program in all its complexities. Ms. Benson agreed that the period 1915 – 1972 up to the consent decree were important to portray in the positive light of historic programs for supporting challenged individuals and the transformation acknowledge by the consent decree to evolve these programs to community group homes.

Mr. Terry agreed that the vision was good, the implementation is the difficult aspect. Feasibility studies would be needed to be accomplished. Mr. Spiegel added that having steps 1 – 8 in the first year and a 5 – 8 year initial projection in print form would be helpful. The questions that arise are level of control over the buildings, lease periods, measures for gauging success, turning points or alternatives, remedy of conditions, and other considerations. Ms. Benson reiterated that this effort was to assist in developing the remainder of the project and meant to address the conditions of the three main campus buildings along Berkshire Dr. Mr. Terry informed Ms. Benson that we meet on the 3rd Wednesday of every month and that she was invited to return. Ms. Benson thanked members for their time and said she would return. She invited members to view her website and to submit any questions about her program to the e-mail available there.

Agenda Item # 3 Payables

Mr Stephens presented an Invoice from Jim Kuc for three months work on site. Total \$1,035.00. This was work completed between 8- 20 and 11 – 20, all line items seemed in order.

Mr. Stephens Moved to pay \$1,035.00

Mr. Kump Seconded

Voted 6 – 0 – 0

Mr. Terry indicated that we would need Mass Dev approval prior to writing the check. Ms. O'Neill said it was an eligible expense under our operational budget.

Agenda Item #4

Additions to Agenda

Carriage Drive final paving coat has been completed.

Ms. O'Neill discussed the status of Jackson St. intersection and lining the road with thermoplastic product which is backed up at this time of year since it is temperature sensitive. The in-house engineers were looking at temporary paint solutions with more durable surfacing with thermos-plastic in the spring. They are exploring those options with Ludlow. Outside of that there is a ConCom review on Dec 9th to go over changes to a water drain basin on the side of the road. It may have to go in this season.

Mr. Terry said there was a Select Board meeting coming up to discuss the road opening on Monday next. Discussion swirled around preparation for the opening with signage, lights, lining, and speed and safety issues fully addressed. Discussion about post spacing and fencing issues, posting signage and brush hogging also were covered. Road insurance discussion, Mr. Spiegel had a quote of \$750 annual premium for a rider for Carriage Drive, with a rebate provision when the Town takes the road. Mr. Spiegel indicated he had discussed with Mr. Williams that the DPW would plow the road as necessary.

Bill Terry Moved to approve the insurance rider

Mr. Kump Seconded

Voted 6 – 0 – 0

A long discussion ensued concerning site appearance; the posting of signage along wood guardrails, the condition of the fencing that is being installed, the visibility at the intersection, the repair of the railroad crossing due to take place early Dec, closing Jackson St. for a period of time.

Mr. Terry stating that we did not want a Special Town Meeting now to vote to accept the Road with a public opening.

Mr. Spiegel Moved that EDIC Approve the Opening of Carriage Drive from Front St. to Jackson St. intersection on a date to be approved by Steve Williams, DPW, and the Chief of Police.

Kirk Stephen Seconded

Voted 5 – 0 – 1

Agenda Item #5 Development Status

Ms. O'Neill discussed the status of EPA Grants. They were approved in Philadelphia and moved on to DC. No word yet.

Mr. Spiegel asked about the parking requirements for the trails at Jackson St.

Ms. O'Neill brought up the Association necessary to take control of the open spaces in the project. Mr. Terry e-mailed members two items ahead of the meeting. A thirty two page document "Declaration of Covenants, Restrictions, Maintenance, and Easement Agreements" and a 13 page "Carriage Grove Association By-Laws" outlining the legal requirements and procedures to be overseen. The Association requires the appointment of three members from the BEDIC. Ms. O'Neill said the MOA allowed MassDev latitude to establish the Association. Mr. Kump asked if we could nominate three sitting members of EDIC. Mr Terry asked who would stand for appointment. Ms. Maroney, Mr. Spiegel and Mr. Rivard stood for appointment. Mr. Terry designated the Original Appointees.

Discussion ensued relating to the Association on signage and branding, insurance matters for common areas, funding mechanism for the future needs of maintaining common areas and trails alongside Carriage drive. The Building Inspector is the permitting official in Town for all signage. Ms. O'Neill said she would discuss signage design standards further with Bill Terry

Mr. Kump initiated a discussion around the Solarize Committee another of his volunteer committees in Belchertown. By creating pool purchasing power, buyers working together could get better deals on electricity. He distributed yard signs.

Mr. Albertson discussed the status of efforts with Andrew Kilduff on the trail working with engineers Civil and Structural and on the solarize efforts.

Ms. Turner talked about the Common Arts taking place on the common as an opportunity to explore ways to volunteer in the community.

Jonathan Spiegel will write the Annual Report for BEDIC and asked for a lightning round of accomplishments for the report creating of a new Association, building a road, and other items none of which would have been accomplished but for the services of Claire O'Neill of Mass Development. The Board expresses their deep appreciation.

Bill Terry Moved to Close the Regular Meeting and Open an Executive Session at 9:00 p.m.

Mr. Terry Moved to close the Regular Meeting at 9:00 p.m. and open the Executive Session under MGL, Chapter 30A, Section 2.1 subsection 6 To discuss "Terms and

Conditions” by a Voice Vote indicating that we would not be returning to the Regular Meeting at the conclusion of the Exec Session.

Rich Kump Seconded

Jonathan Spiegel yes, Bob Rivard, yes, Kirk Stephens, yes, Rich Kump, yes, Beth Maroney, yes, Bill Terry yes.

Voted 6 – 0 – 0

Respectfully submitted

A handwritten signature in blue ink that reads "Bob Rivard". The signature is written in a cursive style with a large, looping initial "B".

Bob Rivard, Director



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 Meeting Notes

Proposed EPA Brownfields Cleanup Applications for Lot #4 (Power Plant #9) located at the former Belchertown State School, aka Carriage Grove.

Date: Wednesday, November 20, 2019

Time: 7:30pm

Location: 2 Jabish Street – Town Hall, Belchertown, MA 01007

Mr. Terry opened the meeting at 7:30pm and welcomed attendees. He asked Claire O'Neill of MassDevelopment to describe the project. Ms. O'Neill stated that BEDIC (with the assistance of MassDevelopment) is planning to apply for \$500,000 in Brownfields Clean Up funding from the U.S. Environmental Protection Agency.

Lot 4 at the State School involves the remediation of asbestos containing materials, and paint / materials contaminated with PCBs in the Power Plant Building.

The Power Plant consists of an approximately 8,500 SF footprint comprised of three interior levels and a smoke stack. It was constructed with brick, masonry and steel and was part of original campus building construction. Current building conditions display extensive roof deterioration, missing windows and doors and a building interior with large boiler units and other energy related equipment, etc. all of which have been vandalized.

The total estimated cleanup and demolition cost is \$1,220,000. Once cleared, this land will become part of the planned multi-family housing area.

Ms. O'Neill advised that the draft application is available for the public's review at the Town Clerk's office and written comments via email or mail are due to her before November 27, 2019.

Mr. Stephens asked about any materials under the building and Mr O'Neill advised that Tighe and Bond will conduct additional testing as part of the project. Mr Spiegel asked about the removal and mentioned. Didn't we receive feedback that we might reuse slab?

Conversation then moved on to other redevelopment efforts. Having given everyone present an opportunity to ask question or speak, Mr. Terry moved to close this Public Meeting at 7:42M.

Mr. Moroney Seconded

Voted: 6:0:0.

William A. Terry

William A. Terry, Chairman

Date:



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William A. Terry, Chairman

Public Meeting Attendees

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Date: Wednesday, November 20, 2019

Time: 7:30pm

Location: 2 Jabish Street – Town Hall, Belchertown, MA 01007

NAME	ORGANIZATION / RESIDENT	CONTACT INFO
Claire O'Neill	MassDevelopment	coneill@massdevelopment.com
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Robert Rivard	EDIC	Bob@RIVARD.NET
Doug Albertson	Planning	dalbertson@belchertown.org
Courtney Keating	BSS Friends	keatingc106@gmail.com
Katherine Benson	BSS Friends	thebssfriends@gmail.com
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