Belchertown EDIC
Regular Meeting
July 22, 2020

Members

Bill Terry  x  Jonathan Spiegel  x  Rich Kump  x  
Beth Maroney  0x  Kirk Stephens  x  Bob Rivard  x  

Electronic Meeting via Go to Meeting Online Portal

Meeting Open  7:00 p.m.  

Introduction of Guest, Presenters, Observers

Pat Barry, Media was recording.

Got to Meeting Virtual Meeting Format
Several Members were attending this meeting on Phone links some on Computers

Agenda Item # 1 Adoption of Minutes

Two sets of minutes were presented for discussion and approval.
Bill Terry Moved to Accept the May 20th Meeting Minutes
Mr. Kump Seconded
Voted 5 – 0 – 0

Bill Terry Moved to Accept the June 17th Meeting Minutes
Mr. Stephens Seconded
Voted 3 – 0 – 2

Ms. Maroney logged in after this Agenda Item.

Agenda Item # 2 Payables

Mr. Terry presented an Invoice from Jim Kuc for 10 No Trespassing Signs and securing the Boiler Room Door.
Mr. Stephens Moved to pay $325.00 subject to approval by MassDev
Mr. Terry Seconded
Voted 6 – 0 – 0
Agenda Item #3 Property Owner’s Association
Comments and Issues

Wide ranging discussion involving the detention basin. It is a difficult area to mow given the slope involved. The Town sent a mowing crew to trim along Carriage Drive. They did not mow the basin and indicated that they were done for the present.
Mr Stephens discussed the condition of the rest of the site, including brush and fallen tree limbs which will make brush hogging the remainder of the site difficult.
Mr. Kuc could bring in a Bobcat to pile the brush for later disposal which would facilitate the brush hogging operation. One fallen tree may need an excavator to move.

Some discussion about the urgency of dealing with the detention area. It was the consensus that we would let Claire O’Neill sort this out with input from Kendall and the Town. No urgency on this issue.

The rest of the site will be cleaned up, following solicitation of bids, moving the brush into a pile and removing the fallen tree. The Town had already removed one tree that was obstructing the roadway.

Bill Terry Moved to authorize up to $1,000 to clean up our portion of the site, accumulating the brush and wood to a convenient work area and not to include mowing the Detention Basin.
Jonathan Spiegel Seconded.

Voted 6 – 0 – 0

Agenda Item #4 Development Status

Ms. O’Neill was unable to attend this session. She submitted a report electronically which was circulated to members.

Bill, could you please provide this electronic update to the EDIC Members in lieu of me joining the meeting tonight.
Thank you,
Claire

July 22, 2020
BEDIC Update

Brush hogging:

* Kendall is available to meet with Kirk / Bill and the contractor to help coordinate the locations and timing around other site activity.
Carriage Drive:

* Sherman & Frydryk are finalizing the as-built drawings and the easement plan over the next several days.

* The acceptance plan, along with two (2) deeds (Carriage Drive and basin, Front Street and basin) and two (2) easements (limited bikeway close to roundabout, sewer across the industrial area) will be forwarded to the EDIC and the Town Counsel shortly thereafter.

Belchertown Day School:

* Wright Builders have advised that the construction project is on schedule for completion in the early fall.

Route 202 Water Line to Commercial Parcel:

* A bid package for this work (estimated value of $50,000) is available as of today.

Route 202 DOT Project:

* Ludlow has a license to store equipment and materials on the old Dorm G parking lot area (behind Belchertown Day School). They have started work on the DOT project.

Abatement and demolition of cafeteria & kitchen, laundry, storage buildings and associated tunnels:

* The pre-construction meeting was held last week.

* The Belchertown Water District has marked out the active water line in close proximity to the storage building.

* Schedule and fencing plan is pending.

* Plywood and granite steps will be set aside.

Industrial Road:

* Governor Baker issued an official announcement today of the $265,000 awarded to the EDIC through the Commonwealth's Site
Readiness Program (and all the other awards). I'm attaching the press release to this email.

* Fuss & O'Neill has been retained to perform survey and wetlands work prior to infrastructure design.

* MassDev, Town Depts. and Bill had a meeting to discuss permitting of the industrial area infrastructure. MassDev engineering dept. is preparing some changes to the proposed design guidelines for the Town's further review. Then an MOA Amendment will be issued to the Town and EDIC (same process as with Carriage Grove). The goal is to complete design of the infrastructure by November 2020.

Housing Development:

* Belchertown has been designated as a Housing Choice Community, recognizing the town's efforts to support housing production. Congratulations to Doug for his work securing this designation. There are several benefits including the ability to apply for an exclusive capital grant program for up to $250,000 in funding. Claire and Doug are discussing an application that will support new residential developments at Carriage Grove, e.g. accessible trails. Housing Choice communities also receive special consideration in nine other state grant programs.

* In August, MassDevelopment will issue a Request for Interest (RFI) offering up to 15 acres of land for sale for the development of approximately 150 units of senior independent, multi-family, townhome, and live-work housing.

Interpretive Signage:

* Andrew Kilduff of TK Design Lab has been working with Doug and local experts to develop interpretive signage that will be placed around the Lake Wallace Sensory Trail. It might make sense for the Historical Commission and BEDIC to consider working with Andrew on the historical interpretive signage as well. Please provide feedback. I'm attaching an a draft ecological sign and trail plan that TK Design Lab developed.
Agenda Item #5 Member Time

Mr. Kump said his term was up for renewal and he was able to re-new his status with the Town Clerk for another 3 year term.

Agenda Item #6 Adjournment

Mr. Terry Moved to Adjourn at 7:33 p.m.
Mr. Kump Seconded

Voted 6 – 0 – 0

Respectfully submitted

Bob Rivard, Director