

Belchertown Planning Board  
Minutes – Tuesday – July 25, 2017



Members present: Michael Hofler, Donna Lusignan, James Natle, Daniel Beaudette, and Sierra Pelletier, Eric Wojtowicz, (alternate for special permits)  
Staff: Doug Albertson, Town Planner, and Lynn Sikes, Minutes  
Present: Susan and Marty Dinette, Filipe Cravo of R. Levesque Associates, Andrey Korchevskiy, Ted Bock, Fire Dept. Chief and Arthur LaFlamme, representing Hickory Hills subdivision

**7:00 pm** – Mike Hofler, Chairman, opened the meeting welcomed everyone and read the agenda into the record. There will be two continued Public Hearings this evening.

**7:00 pm** – **M. Hofler, Chairman, reopened the continued Public Hearing for Woodland Lane definitive subdivision.** M. Hofler declared the Public Hearing open. Filipe Cravo of R. Levesque Associates addressed the Board and updated them since their last presentation. Comments of Tighe & Bond have now been addressed. Belchertown Fire Chief concerns regarding the cistern have been addressed and the cistern has been upgraded to 35,000 gallons. A recap of the project and review occurred. The Board discussed with the Applicant the memo of Conservation Commission dated July 24, 2017 to make sure the Applicant understood the memo. DPW concerns were discussed to make sure all were satisfied. The Applicant, A. Korchevskiy, indicated he planned to donate the Open Space to the Town. His Attorney was working on a letter to the Conservation Commission for final disposition on that. Culverts, drainage, easements, maintenance of the basins, and the cistern were discussed and reviewed.

T. Bock joined the meeting.  
The Public Hearing was opened to the Public.

Susan Dinette, an abutter to the subdivision, asked if the high point in the road could be pointed out and how much water could flow down to Bardwell Street. Also, who maintains the catch basins, i.e., cleaning out, silt, etc. during construction and is there a time limit on a subdivision completion. The Board and Mr. Cravo answered her questions. The contractor will be responsible for the catch basins but if she saw any issues she should report to Conservation Commission or to the Planning Board. In addition, easements will be filed to protect the Town. The pipe crossing Bardwell Street is on the McDonald property

T. Bock indicated he approved of the cistern they presented.  
There were no further comments from the public.

**MOTION:** J. Natle to close the continued public hearing for the definitive subdivision for Woodland Lane. **SECOND:** S. Pelletier. No Discussion **VOTE:** 5-0-0

Discussion continued regarding performance covenants. There are no waivers associated with this plan. Retaining covenants on lots worth 150% of the construction estimate value is fine with the Applicant, A. Korchevskiy. He thanked the town's people and the Planning Board for putting their trust in him.

Conditions:

- The applicant will be responsible for maintenance of all drainage improvements on the property and for ensuring that storm water flowing through culvert beneath Bardwell Street remains consistent with existing flows, so as not to overburden any existing easements or cause damage to the wetland resource area adjacent to the culvert's outflow. In the event of noncompliance with this condition, the Planning Board and/or the Conservation Commission may require the applicant to take measures to mitigate such violation, after notice and public hearing, if necessary.
- All easements must be recorded prior to release of any lot from covenant or the release of any performance guarantee.
- The fire cistern must be installed, tested and approved by the Fire Chief before any building permit may be issued in the subdivision.
- Final disposition of the open space must occur before final release of the covenants or performance guarantee.
- Sidewalk must be roughed out on the ground before any building permit may be issued in the subdivision.
- Strict adherence to the July 24, 2017 Conservation Commission's memo regarding the 100' buffer.

**MOTION:** J. Natle that the Planning Board approve the Definitive Subdivision Plan of Bell Property Corp., c/o Mr. Andrey Korchevskiy, 235 Woodland Way, Russell, MA 01071 originally filed with the Planning Board on September 25, 2015, for property located North side of Bardwell Street at No. Washington Street and showing 20 proposed lots revised 3/7/17 with the conditions as stipulated. **SECOND:** D. Beaudette **No Discussion VOTE: 5-0-0**

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**ANR –** Nicholas and Megan Moynihan, Barton Avenue, Map 251, Lot 91, submitted by Sherman & Frydryk, LLC, dated July 20, 2017, to create Parcel A, for lot identification plan purposes, Parcel A and Remaining Land, accompanied by a Form A application. The Board reviewed and discussed the application.

**MOTION:** M. Hofler to endorse the ANR for Nicholas and Megan Moynihan, Barton Avenue, Map 251, Lot 91, submitted by Sherman & Frydryk, LLC, dated July 20, 2017, to create Parcel A for lot identification purposes parcel A and remaining land to become an integral part of lot 50K. **SECOND:** J. Natle No Discussion. **VOTE 5-0-0**

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**ANR –** Steven R. Harvey, Applicant, 75 Alden Avenue, Map 279, Lot 31.01 submitted by Smith Associates Surveyors, Inc. on July 17, 2017, to create Four total lots, for lot identification plan purposes, Lots 1, 2, 3 and 4, accompanied by a Form A application. The Board reviewed and discussed the application. J. Natle asked about estate lots vs standard lots and how many are allowed next to each other.

**MOTION:** D. Lusignan to endorse the ANR for Steven R. Harvey, 75 Alden Avenue, Map 279, Lot 31.01 submitted by Smith Associates Surveyors, Inc. to create Four total lots, for lot identification plan purposes, Lots 1, 2, 3 and 4. Contingent on the abutting property is not an estate lot. **SECOND:** S. Pelletier No Discussion. **VOTE 5-0-0**

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**8:03 pm Public Hearing for Pride Limited Partnership**, for site plan review for a new commercial building located at 165 State Street. M. Hofler declared the Public Hearing open.

The Board discussed the 3 items remaining to be addressed and that as of the meeting time, no formal letter had been received from Tighe and Bond. There was an informal email from Tighe and Bond (D. Partridge) indicating with his cursory review he would consider these issues addressed with no further comment. The Board wants formal documentation.

**MOTION:** J. Natle to continue the public hearing of Pride Stores LLC to August 8, 2017 at 7pm.  
**SECOND:** S. Pelletier **VOTE:** 4-1-0

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Hickory Hills Subdivision – Arthur Laflamme addressed the Board regarding the installation of sidewalks at the subdivision. The residents within the subdivision have asked that the sidewalks not be installed. The Board asked Mr. LaFlamme if the residents knew sidewalks were to be installed upon purchasing their home. Mr. Laflamme did not know that answer. With all information happening at closings for a home, he thought that would have to be disclosed at the sale of the home. There were no residents at the meeting. The Board discussed with Mr. LaFlamme on how a P&S agreement could include language to cover something like this in the future.

Mr. LaFlamme brought up a question regarding #10 Hickory Hills and a change in the crosswalk placement. Rather than the sidewalk passing house #10 and crossing at that point, he would like it after the bridge to occur there. The Board agreed that aesthetically it makes sense but there is a concern of pedestrian safety. The Board thanked Mr. LaFlamme for coming in.

Mr. Laflamme left the meeting. T. Bock left meeting.

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**Bills:** Bills were endorsed.  
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**Minutes of July 11, 2017: Motion:** J. Natle to accept the minutes of July 11, 2017 as written.  
**Second:** D. Beaudette **Discussion:** D. Beaudette on page 2, the first paragraph, requested to edit the last line. The present wording might suggest there is only a single issue on this Common Drive approval. J. Natle rescinded his motion.

**MOTION:** J. Natle to accept the minutes of July 11, 2017 as amended. **SECOND:** D. Beaudette  
No Discussion. **VOTE:** 5-0-0

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**Items for Discussion:**

- 1- Colvest Group Activity, 155 No. Main Street
- 2- Complaints for special permits
- 3- Marijuana

1 - The Board discussed their original meeting with Peter LaPointe from the Colvest Group. It was a very modified meeting. We have sent a letter to them indicating they have moved beyond the scope of the original plan. Traffic cutting through the parking lot is still a concern. The Board discussed the site. The Building inspector has been in contact with Mr. LaPointe, and D. Albertson indicated he will get in touch with Mr. LaPointe tomorrow. We would like to hear from

him on what the plan is. We will schedule them for the August 8th meeting. D. Albertson will call them and ask them to come in.

2 – Subdivision Regulations #270. Possible revisions could begin this year. There should be some storm water recommendations resulting from the pending revisions of the town's storm water regulations.

3 – Marijuana – D. Albertson – Legislation was just passed. We'll need to get guidance on how to appropriately address this in our bylaws.

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Town Planner Report:

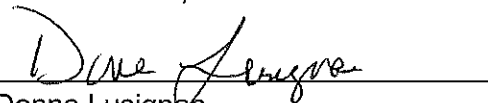
- We received the Healthy Hampshire grant for \$9,999.00. This continues the project. Our consultant, Katy Winkler, will begin in August as the first part – then this next grant will move us forward.
- The Hayward gravel pit on Allen Street was to have a foundation in by July's end. The builder, Henry Martin, has been in to indicate the concrete company is behind schedule so it will be in for August. We will check if the gate chain and signs are in.

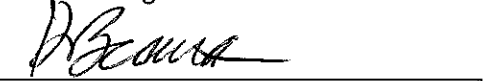
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Members report:


J. Natle indicated to D. Albertson to remember to look at CPA for trail project funding also.

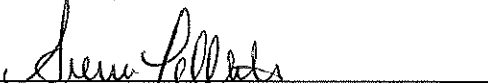
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**MOTION:** J. Natle to adjourn the meeting at 9:12. **SECOND:** S. Pelletier **VOTE:** 5-0-0  
Meeting adjourned at 9:12 pm

  
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Michael Hofler, Chair

  
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Donna Lusignan

  
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Daniel Beaudette

  
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James Natle

  
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Sierra Pelletier



# TOWN OF BELCHERTOWN

Planning Board Office

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Belchertown, Massachusetts 01007-0964

413-323-0407

SIGN IN SHEET --- MEETING OF:

July 25, 2017

PLEASE ENTER YOUR NAME, TITLE AND ADDRESS -----

Filipe Cravo,	R Levesque Assoc.	40 School St Westfield
Sue Drenette	Alutter	150 Bardwell
Marty Drenette	"	"
CEFB		BFD
Arthur N. Lammie	Hickory Hills	