

Belchertown Planning Board Minutes  
January 10, 2017



Members present: Daniel Beaudette, Chris Laurenzo, Michael Hofler, James Natle, Donna Lusignan, Sierra Pelletier (Alternate voting member)

Staff: Douglas Albertson, Town Planner; Lynn Sikes, Minutes

Present: Filipe Cravo of R. Levesque Associates, Rob Levesque of R. Levesque Associates, Ted Bock, Paul and Ann Eurkus, Ray Cliche, Sue and Marty Denette, Al Dematos, Andrey Korchevskiy, Michael McDonald, Bob Dufresne, James Kenney – see sign in sheet attached.

M. Hofler, Chairman, opened the meeting at 7:00 pm and welcomed everyone.

M. Hofler read for the record the meeting agenda. There will be a Public Hearing at 7:00pm

7:00 pm: M. Hofler read into the record the Public Hearing notice. This Public Hearing is for a Definitive Subdivision Plan by owner/applicant Bell Property Corp., 235 Woodland Way, Russell, MA 01071. The plan is entitled "Woodland Estates, Woodland Lane, Proposed Residential Subdivision"; Belchertown, MA dated September 27, 2016: the surveyor/engineers are R. Levesque Associates, Inc., 40 School Street, Westfield, MA 01085. The location and description: Bardwell Street, Assessors Map 268, Lots 24.06, 25 and 22. The Plan is available in the Town's Clerk's Office, 2 Jabish Street, Belchertown, MA 01007.

M. Hofler indicated how the meeting would proceed and asked the applicant to present the plan. Rob Levesque introduced himself, Filipe Cravo, engineer for R. Levesque Associates, and Andrey Korchevskiy, of Bell Property Corp., the applicant. They came before the Board over a year ago with a preliminary subdivision plan. This application for a definitive subdivision plan shows one dead-end street 1,200 feet long. The plan shows 20 house lots and an additional parcel that could provide access to a neighbor. If this parcel did not get combined with the abutter's land, it would become part of the two adjacent lots. Lots A and B shown on the plan would be frontage lots on Bardwell Street. There are 12 acres of upland open space included. The rest of the open space is wetland. There is the potential for a common drive that would include 4 lots fronting on North Washington Street and that would require an ANR and a common drive special permit.

Filipe Cravo of R. Levesque Associates described the storm water drainage system. He indicated there are 6 catch basins with each basin having an overflow component. He showed the basins to be consistent with the topography. They are at the natural low points. Tighe & Bond, reviewing as the board's engineer, will note concerns and Mr. Cravo stated that Tighe and Bond's concerns will be resolved before the next session of this Public Hearing.

Storm water for the potential common drive was discussed. D. Albertson indicated that a common drive would be engineered separately from the subdivision as it would be a separate development and the applicant is explaining what could be developed, as our regulations require. The applicant requested a waiver of the traffic analysis. R. Levesque indicated that the ITE (Institute of Transportation Engineers) estimate of trip generation shows approximately 10 vehicle trips per lot per day. The surrounding area does not have a lot of traffic. They are requesting this waiver because a full traffic analysis would add significant cost to their plans and they do not feel anything from it would change the level of service in this area. The board added that an analysis of the situation with what would be added by the new development would help the town plan for road improvements when they are needed.

Regarding Fire Department review, most concerns are addressed. Ted Bock, Fire Chief for the Town of Belchertown, indicated the 30,000 gallon tank is insufficient to draft out of. With the common drive, though not a roadway, there would be 4-5 additional houses. With the 20 subdivision houses, the 30,000 gallon tank would need to be increased to 40,000 gallons. The cistern would be located on Lot C where the Fire Department has requested it be placed.

M. Hofler referred to the eleven (11) items on the Tighe & Bond letter under Storm water that were enumerated. R. Levesque indicated they are working with Tighe & Bond to address all of them. D. Beaudette said that the Tighe & Bond letter shows where they are at this point and they are working with them on all these items. Due to the nature of the lots on the common drive, the Board made some recommendations, as M. Hofler indicated that the application excludes those lots. This application is just for 20 lots—plus Lot J. The plan submitted shows the buildout of 20 houses with a stand alone Common Drive. The applicant will need to submit a separate filing for the Common Drive.

Traffic issues were discussed at length for this project. The Board wants the rationale for the traffic waiver. The applicants stated it seems logical from an engineering standpoint to ask for this waiver. D. Lusignan asked the Police Department for accident data in the neighborhood. They reported that there were 12 accidents along Bardwell Street between North Liberty Street and River Street from year 2015-2016. D. Lusignan has concerns that while some kind of traffic study should be conducted whether it's a trip generated report of full traffic study encompassing the entire area. D. Lusignan will forward this email from the Police Department to D. Albertson who will then forward it to R. Levesque. C. Lorenzo indicated it seems that we need to go further than a trip generation report. Bardwell Street needs to be looked at. He noted that the Bardwell Street and Chauncey Walker Street and Bardwell Street and No. Liberty Street intersections should be examined. What would the level of service be with the new development? T. Bock also mentioned the low underpass and the gas plant which takes deliveries on that road. The road is narrow. D. Beaudette asked do we need a full traffic study or will the trip generation report be enough rationale to grant a waiver? M. Hofler said if they are requesting a waiver a lot more documents are required to support the request. Discussion ensued on what the Board wants to see for documentation before granting or denying the waiver and then possibly requesting a full traffic study report. C. Lorenzo asked how long a traffic analysis will take and he would like to see the width of the road looked at and how the level of service would be affected. R. Levesque thought it would take a month. He understands the Board's concerns.

R. Levesque said it will be expensive for a full traffic study. D. Beaudette noted that the subdivision regulations require a traffic analysis by the developer. Levesque said it looks like a full traffic analysis will be done.

The open space parcel was discussed: D. Beaudette asked who will use and maintain it. Would there be a Homeowner's Association? D. Albertson suggested the Conservation Commission could be approached to see if they would be the steward of this as there is a town-owned parcel abutting it. J. Natle said we need to have some way that the area is open to the public with a clear delineation that it is accessible to everyone. R. Levesque said possibly a split rail fence on either side so no one mows it, puts a shed on it, or otherwise encroaches assuming it is theirs. D. Lusignan suggested the addition of a sign at the entrance. The applicant intends to place covenants on enough lots to cover the completion of work. They would like to start the project within 2 years. M. Hofler asked if the fire cistern is required to be functional and in place prior to building permits being issued. T. Bock said yes.

Trees and Plantings were discussed. D. Lusignan asked who maintains the plantings in the cul-de-sac? R. Levesque said the Homeowner's Association would, if required. J. Natle noted that this normally would be

turned over to the DPW as part of the road. R. Levesque said it is easier not to have a Homeowner's Association. There will be 2 trees required per lot on the opposite side of the sidewalk side.

D. Albertson confirmed that easements must be conveyed to the town prior to sale of lots.

Sidewalks were discussed. D. Lusignan asked to make sure they conform to current ADA standards. D. Albertson said they must meet ADA. R. Levesque said they will make note for that. D. Albertson said if the final sidewalk is not built before lots sell, at least has the base should be in to be sure buyers know there will be a sidewalk in front of their houses.

Street Sign – there will be a standard street sign only, not a separate sign with a subdivision name. There could possibly be a temporary marketing sign, which is acceptable. There is also a construction trailer on lot C.

Comments from Steven Williams, Director of DPW, and Judy Metcalf, Director of Public Health, were read and discussed. M. Hofler told R. Levesque to note septic systems across Bardwell Street.

M. Hofler asked R. Levesque the intent of Lot J. There is potential access to an abutting lot in the back. This would be for a single estate lot and not be a road to another subdivision as the lot is not wide enough for a road. D. Lusignan asked who maintains it and R. Levesque indicated Bell Property would until it is either added to the abutting land or to the two neighboring lots.

M. Hofler opened the meeting to the public.

Several members of the audience addressed the Board. Their concerns are:

- The width of Bardwell Street and whether it can accommodate large construction trucks over a lengthy period of time
- Increased neighborhood traffic and concerns regarding pedestrian safety and increased accidents.
- Visibility in certain areas of the existing roads.
- The entryway for the new subdivision road. Is it open and "flared" enough.
- The speed limit for Bardwell Street. There is no speed limit sign.
- Storm water drainage onto adjacent lots
- Access to the Open Space not large enough
- Additional septic systems' and wells' effect on the aquifer.

M. Hofler asked if there were any other questions from those present. There being none he addressed R. Levesque and indicated that the outstanding issues with Tighe & Bond need to be addressed along with any issues with the Fire Chief. Traffic safety is a big concern, so a traffic analysis is required. R. Levesque said they would need more than 2 weeks until the next Planning Board meeting to complete the traffic analysis, so the public hearing could be continued for a month. R. Levesque said they would plan for the February 14<sup>th</sup> meeting and if that could not be accommodated he will let the Board know.

M. Hofler discussed the second waiver request for the construction cost estimate. It is standard to have an estimate of construction costs for a project. We require this to set a value on a performance guarantee. If the developer is to place the lots under covenant, we need to know there is enough incentive to complete the work.

D. Beaudette asked them to look at the definition of Open Space in the subdivision regulations and how it is worded. If a homeowner's association is to own the open space, we are required to see the Bylaws and

Incorporation in a draft document. We want to make sure they can raise the money and maintain these common areas.

**MOTION:** J. Natle to continue the Public Hearing for the Bell Property Corp. for the "Woodland Estates, Woodland Lane, Proposed Residential Subdivision" off Bardwell Street, Assessors Map 268, Lots 24.06, 25 and 22 to February 14<sup>th</sup>, 2017 at 7:00 pm. **Second:** D. Lusignan

**Discussion:** M. Hofler asked before we vote, the following issues should be looked at in addition to the Tighe & Bond issues:

- sidewalk ADA standard, 521 CMR
- recording of easements, 6 total (2 basin 2 road fire cistern and sight line at Bardwell Street)
- please discuss hours of operation, noise, trash, etc.
- open trench concern brought up by a member of the audience
- existing contractor trailer

**VOTE:** 5-0-0

It was noted that any building site concerns should be brought to the attention of the Town's Building Inspector as he has the authority to handle them. R. Levesque asked the Board if any concerns come up to please bring it to their attention so they may handle it. M.Hofler thanked them for their time.

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**ANR:** Belchertown Economic Development Industrial Corporation, 2 Jabish Street, Belchertown, MA, Map 243, Lot 178 to create Proposed Parcel(s) B-7. The Board reviewed the submitted plan. D. Albertson indicated that this carves a piece out for the Grantham Group Assisted Living project, Christopher Heights.

**MOTION:** D. Lusignan to endorse the ANR plan submitted by Sherman & Frydryk, LLC prepared for the Belchertown Economic Development Industrial Corporation dated January 10, 2017 to create Proposed Parcel(s) B-7. **Second:** J. Natle **Vote** 5-0-0

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**MOTION:** J. Natle to approve minutes of November 22, 2016 as written. **Second:** D. Lusignan. **Vote** 4-0-1 C. Lorenzo abstained as he was absent for the meeting.

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**MOTION:** J. Natle to approve minutes of December 20, 2016 as written. **Second:** D. Lusignan. M. Hofler is not prepared to sign. There were details regarding the Hayward sand operation off Allen Road that he wants to review. J. Natle withdrew his motion. Minutes of 12/20/16 are tabled until meeting of January 24, 2017.

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**Bills were endorsed.**

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**Town Planner Report:**

- Christopher Heights/Grantham will be in January 24, 2017 with their final review from Tighe & Bond.

- Colvest is not going to demolish the entire building on North Main Street. They will do a renovation instead.
- Dept. heads met with Bob Bolduc, President of Pride. We went over his plan at Turkey Hill Road and State Street. He was very accommodating and would like to build this in this year. Maybe a month or so we will see plans.
- B-town Motors, the owner, Karol Ruszczyc went over their plans with P. Adzima and Albertson. He wants to demolish the front building and build a repair shop for his own use – he needs a special permit and has a few ZBA items to deal with.
- There are a couple grants being submitted regarding other State School activity. We are continuing the accessible trail idea, Claire O’Neill of MassDevelopment and Albertson have begun applying for grants.
- The Annual Report has been submitted.
- We should look ahead to the next month or so to package zoning changes together; wireless communication facilities, sidewalks, map change for Old Amherst Road, and perhaps more to have the Public Hearings all at once and be ready for Town Meeting which is either May 1 or May 8, 2017. At the end of February and early March we should have things ready.

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**MEMBERS’ REPORTS:**

**J. Natle** – Regarding the trail at Belchertown State School I spoke with Andy French from the US Fish and Wildlife Service and there is funding available. D. Albertson said he had spoken with Mr. French and he thinks they will have something available. This is something CPA funds could also help. The trail system wouldn’t be done all at once.

**M. Hofler** – Cooley Dickinson Hospital next to Planet Fitness construction and renovation is moving forward.  
 - Also, Hofler would like to formerly ask DPW for road design in a subdivision and what is in the Town’s best interests and include in that what the typical cost is for a developer putting in a 1,200 foot road, if we were to change the roadway specifications.


**D. Beaudette** – He brought in from the Pioneer Valley Planning Commission the Pioneer Valley TRAILS map for Hiking and Biking Guide. Anyone interested in obtaining more can go to their website PVPC.org  
 - Regarding marijuana sales. We created a bylaw covering medical marijuana where people with a prescription can go to have it filled. We also discussed facilities where people could grow it and where we would put it in our zoning scheme. Now there is talk about retail marijuana sales. Some towns around us have instituted moratoria on them. The State has now passed legislation delaying retail sales of marijuana for 6 months, so regulations can be written. PVPC is working on a model bylaw for towns to use. We could use this bylaw and customize it. We need something in place so we are ahead of the matter before someone proposes it.

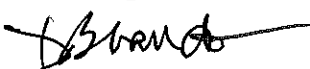
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MOTION: D. Lusignan to ADJOURN the meeting at 9:56 pm. Second: J. Natle VOTE: 5-0-0  
 Meeting Adjourned.

  
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 Michael Hofler, Chairman

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 James Natle

  
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Donna Lusignan

  
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Daniel Beaudette

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Christopher Lorenzo



OFFICE OF  
**PLANNING BOARD**

Town Of Belchertown

P.O. Box 964  
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

January 19, 2017

PLEASE ENTER YOUR NAME, TITLE AND ADDRESS ----  
THANK YOU !

Paul + Ann Eurus

Filipe Cravo R. Levesque Assoc. 40 School St. Westfield

ROB LEVESQUE R LEVESQUE ASSOCIATES 40 SCHOOL WESTFIELD

RAY Chica R. Chica 190 BARDWELL

Sue + Marty Donette 150 Bardwell

AL DEMATOS N. WASHINGTON ST

Andrew Kosciuszko

Michael J. McDonald 600 N. Washington ST / 100 Bardwell ST

BOB DUFRESNE 166 BARDWELL ST 01007

Abraham Wenzel 311 Bardwell