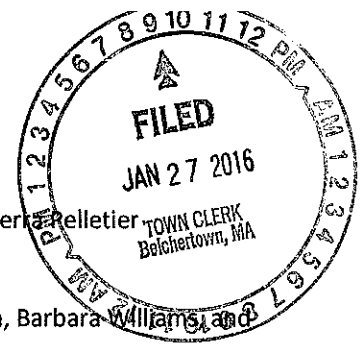


Belchertown Planning Board Minutes
January 12, 2016



Planning Board members: Daniel Beaudette, Michael Hofler, Donna Lusignan, James Natle, Sierra Pelletier, TOWN CLERK Belchertown, MA

Staff: Douglas Albertson Town Planner, Susan Gay

Present: Tom Boudreau, Laureen Boudreau, Steven Boudreau, Brian Boudreau, Tom Spellman, Barbara Williams and Don Freeman

James Natle, Vice Chairman of the Planning Board opened the meeting

Motion D. Lusignan to approve minutes of December 22, 2015, Second M. Hofler, Vote 3-0-0.

Executive Session minutes will be reviewed when all members are present to endorse them.

Time slips and bills were endorsed.

D. Albertson gave a brief overview of the DART program and forum. They will hold sessions on Feb. 22, 23 and 24. The first forum will be held in the high school cafeteria at 5:30 pm, just before the Feb. 22 Special Town Meeting. In that the forum is in the same building as the town meeting that evening, the DART group will provide food and childcare for forum participants.

J. Natle, as Acting Chairman read and signed a disclosure form that S. Gay, planning board secretary submitted. There is a site plan application in which her husband has land. He is not the applicant; however he has a financial interest in the site plan. This plan will be reviewed by the board at the end of this month. The form will be filed with the Town Clerk.

The meeting continued with a continued public hearing for a site plan. The applicants are Thomas and Laureen Boudreau, owners of Hargeo Auto Service LLC. One member of the board entered the meeting at 7:20 pm, and then the public hearing was re-opened by J. Natle, Acting Chair of the board. Mr. & Mrs. Boudreau are requesting an additional parking area to a business at 451 North Liberty Street, Hargeo Auto Service LLC.

Mrs. Boudreau introduced herself and noted that her two sons were present, and they are two of three mechanics working at Hargeo Auto Service. She said the family has been part of that business for the past 30 years. She plans to pass the business on to her sons, and she wants to do whatever it takes to make the business work smoothly for the whole family. She noted building the additional lot will allow extra space for parking at the repair site, for repairs vehicles and the vehicles for sale. She noted employees will use the proposed parking site. Mr. Boudreau presented a hand drawn sketch of both lots. He noted the stop sign and curb cut and said the Conservation Commission did their review and he has a Determination of Applicability from them.

The board said the plan shows the number of vehicles to be parked on the addition and the buffer zone. Mrs. Boudreau said she is extremely careful and watchful for any parking outside of the business site. She allows only an allotted number of cars to safely enter and exit the business. The board asked how many cars the Board of Selectmen, Licensing Commission allow for sale on the site, and the number of employee parking spots in use on the business site. The number of cars for sale is up to 12, and the employee and repair vehicles usually number 28. Mrs. Boudreau noted there are at times up to 40 vehicles, and the reason they are here with this request. She said it will relieve congestion on the business lot.

Mr. Boudreau went over the drawing and also said people walking from the repair building to the employee parking area have a number of pylons on North Liberty which they can walk inside of beside the road. The two lights presently on his building illuminate the repair parking area and will also light up some of the walking area to the site.

The board discussed the number of vehicles that use the lot and how many would fit with a way to turn around safely, so there are no vehicles backing onto North Liberty Street. Mr. and Mrs. Boudreau said that there would be no backing out onto the town way. The board also discussed screening and Mr. and Mrs. Boudreau said they will provide whatever the board requests to enhance the area for neighbors. Mr. Boudreau said the neighbor across the street from the proposed site is somewhat north of the area and so do not a view directly to the site.

The board asked whether the addition would sustain them for the long term, and asked the applicants if they are satisfied with the number of vehicles that could use the additional lot. The applicants said the new site will allow relief from having to inspect who is coming into the business continually each day. Mrs. Boudreau noted she wants to be sure her plan meets expectations for the Board of Selectmen, who allow the license for her business.

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D. Lusignan suggested a foot bridge over the narrowest part of the stream crossing as a possible future addition for safe passage to the vehicle overflow area and suggested the applicants re-visit the Conservation Commission for advice. Also noted the number of vehicles to use the site must be lessened from 10 to 9 to allow the ability for vehicle turn around. Landscape and screening was brought up to protect the view for the neighbors. The board asked Mr. Boudreau to submit a narrative of what he will do for screening of the proposed site and was instructed to look at Chapter 145-37 as reference.

With questions and comments complete, J. Natle asked audience members for any questions or comments. An abutter, Tom Spellman asked about zoning of the proposed site and the present business, and the board noted he should go to the Zoning Enforcement Officer with these specific questions. He said he was concerned with snow plowing from the business lot onto Barrett and North Liberty Streets.

Don Freeman said he does business with Hargeo Auto Service, and said Mrs. Boudreau is very conscientious making appointments and getting his vehicle in for repair. He stated as a satisfied customer, he was in support of the business.

The board said they were in agreement with the proposal, and have several conditions to attach to the approval. They read aloud each condition, which Mr. & Mrs. Boudreau said they agreed with.

Motion D. Beaudette to close the public hearing for a site plan by Thomas and Laureen Boudreau, Hargeo Auto Service LLC, Second M. Hofler, Vote 4-0-0;

Motion D. Beaudette to approve a site plan for Thomas and Laureen Boudreau, Hargeo Auto Service LLC to build a proposed alternative site for parking, Second D. Lusignan,

The conditions agreed to by the applicants and which will be part of the approval form are:

1. No more than 9 additional parking spaces, allowing space to turn cars around;
2. The overall site is limited to 40 vehicles at the end of each business day;
3. A sign is to be installed at the entrance of the overflow parking space stating "No parking, Employee's only";
4. A "No Parking" sign is to be placed on Barrett Street (business side);
5. The applicant is required to submit a landscape plan to the Planning Board showing screening to the north and west sides of the new parking site, in accordance with Chapter 145-37;
6. The approved curb cut into the new site is to be no greater than 24 feet;
7. The applicant shall appear before the Planning Board in 6 months after completion to provide an update as to site performance and ensure all the required work has been completed.

Vote: 4-0-0.

The board noted the approval form will be filed at the Town Clerk office for the 20-day appeal period. Applicants left the meeting.

Motion to adjourn M. Hofler, Second D. Lusignan @ 9:15 pm, Vote 4-0-0.

Chris Jones I WAS ~~ABSENT~~ ^{ABSENT} *(RJ)*

Donna Lusignan

Michael

Sherrin