

Belchertown Planning Board
Minutes – Tuesday – January 14, 2020



Members present: James Natle, Michael Hofler, Daniel Beaudette, Justin Rosiensi, Alice Knittel and Elizabeth Pols (alternate voting member)
Staff: Doug Albertson, Town Planner and Lynn Sikes, Minutes

Audience Present: Arthur LaFlamme, Mgr. Hickory Hills Realty, Atty. Thomas Reidy, representing W.D. Cowls, Gail Grammarosa and Jennifer Turner, BoS, Andrey Korchevskiy, Marian MacCurdy, Mark Spiro, Jean Therrien, John Therrien, Edwina Cruise, Judith Mann; (The public hearing for the Definitive Subdivision submitted by W.D. Cowls, Inc. brought a large attendance to this meeting. See sign in sheet attached)

7:00 pm –J. Natle, Chairman, opened the meeting, welcomed everyone and read the agenda into the record. There are two Public Hearings this evening, one regarding an application for a proposed Definitive Subdivision located off Gulf Road and a Public Hearing regarding a Common Drive special permit off Woodland Lane.

7:00 pm - Hickory Hills, LLC – Arthur LaFlamme addressed the board representing Hickory Hills to request release of covenants from an additional five (5) lots. The lots are located on Magnolia Lane, Lots CC, CD, CE, CF and CG. Mr. Laflamme updated the Board. Cash bond of \$125,000.00 is still being held at People’s Bank. The Board reviewed the map locating the lots being requested to be released and the lots which would still be held under covenant. There are 15 lots which would remain under covenant. 11 lots on Sycamore Circle and 4 lots on Magnolia Lane. The Board discussed the request and the performance guarantee numbers and asked Mr. Laflamme that the next time he comes in to please submit an updated Form G.

MOTION: M. Hofler to approve the Hickory Hills Realty, LLC. Petition for partial release of covenants from Lots CC, CD, CE, CF and CG, Map 238, Definitive subdivision plan recorded in Book 9492, Page 223. **SECOND:** A. Knittel. Discussion – Mr. LaFlamme to submit the updated Form G for his next request. **VOTE:** 5-0-0 Mr. LaFlamme thanked the Board.

7:05 pm – J. Natle, Chair, opened the Public Hearing for a proposed Definitive Subdivision named Great Hills Subdivision, located east of Gulf Road, Map 206 Lots 26, 27, 44 and Map 214 Lots 25, 30, 31, 32, 33, 57, 58, 59, 60, 61 and 62 and Map 215 Lots 3, 4, 5, 17, 21, 22, 23, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 and Map 219 Lots 4, 5, 8 and 21, submitted by W.D. Cowls, Inc., c/o Thomas R. Reidy, Esq., 6 South East Street, Amherst, MA 01002, as it pertains to Subdivision regulations 270. The public hearing is now opened.

Elizabeth Pols, (alternate voting member), indicated she has a possibly perceived conflict of interest in this item so will recuse herself from this portion of the hearing. Ms. Pols left the room.

Atty. T. Reidy, representing W.D. Cowls, Inc., addressed the Board and thanked the Board. He reviewed what has been submitted on the Definitive Plan. He indicated that the peer review from Tighe & Bond has not yet been received back nor comments from either the Board of Health or the Conservation Commission. They would like to hear the Planning Board’s thoughts tonight but will be requesting a continuance.

J. Natle – just a reminder, we want as much information from the applicant up front. Please come in with the information in place. We do not expect the peer review to be doing the work. Atty. Reidy agreed indicating this is a minor subdivision plan.

M. Hofler please review the Town Planner's review of approx. 6 pages which you received as it succinctly indicates what we are looking for and that is what we need to see.

General discussion ensued though the Board indicated that many comments will be reserved until the peer review and conservation commission comments have been received.

Waivers, which were submitted via letter dated December 9, 2019 from Field Engineering Co., Inc., were reviewed.

Still needed are storm water information and a memo from the Fire Department. Traffic line-of-sight will be required.

The meeting was opened to the public.

Edwina Cruise – asked if she could get a copy of the town planner's comments document. She will pick up a copy in the office tomorrow.

MOTION: M. Hofler to continue the Public Hearing regarding five preliminary subdivision application plans before us **Subdivision named Great Hills Subdivision** located east of Gulf Road, Map 206 Lots 26, 27, 44 and Map 214 Lots 25, 30, 31, 32, 33, 57, 58, 59, 60, 61 and 62 and Map 215 Lots 3, 4, 5, 17, 21, 22, 23, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 and Map 219 Lots 4, 5, 8 and 21 submitted by W.D. Cows, Inc., to February 25, 2020 at 7:05 pm. **SECOND:** D. Beaudette **NO DISCUSSION:**
VOTE: 5-0-0

Elizabeth Pols was called back to the meeting and returned.

Right of First Refusal - Chapter 61B-Open Space/Recreational –The Board of Selectmen have received a request from Brian Boudreau owner of Rural Street, Map 241, Lot 23.4 containing 15.7 acres to remove 2 acres from Chapter 61B status on this parcel. The Board discussed and reviewed the request.

MOTION: D. Beaudette. Hofler to recommend to the Board of Selectmen to NOT exercise the town's Right of First Refusal for the property located on Rural Street, Map 241, Lot 23.4 – 2 acres - owned by Brian Boudreau. There is no resource for the town to be interested in. **SECOND:** M. Hofler No Discussion: **VOTE: 5-0-0**

ANR: – The Property Group, Inc., Rockrimmon Street, Map 263, Lot 107, submitted by R. L. Cook surveyors, dated January 7, 2020, to reconfigure Map 263, Lot 107, creating a new lot encompassing house #290 designated as Lot A of approximately .99245 acres with remaining Land of approximately 7.5± (Assessors will assign lot numbers later), accompanied by a Form A application submitted January 14, 2020. The Board reviewed and discussed the application. The Board noted that not all abutters have been noted on the plan.

The Board discussed that for large parcels, all abutters must be listed on future submitted plans on an addendum of some sort with all points shown so the survey is intact. Clear and complete fulfillment of the existing requirements for ANRs must be met per 270-12 A9.

MOTION: D. Beaudette to endorse the ANR for The Property Group, Inc., Rockrimmon Street, Map 263, Lot 107, submitted by R.L. Cook surveyors, dated January 7, 2020, to create a new lot encompassing house #290 designated as Lot A of approximately .99245 acres with remaining Land of approximately 7.5±. **SECOND: A. Knittel** No Discussion **VOTE: 5-0-0**

Bills were endorsed.

Minutes of December 14, 2019. MOTION: M. Hofler to accept the minutes of December 14, 2019 as written. **Second: J. Rosienski** No Discussion **VOTE: 4-0-1** (A. Knittel was absent for that meeting).

8:00 pm - J. Natle, Chairman, read into the record the Public Hearing notice for a common drive special permit application submitted by Bell Property Corp., c/o Andrey Korchevskiy, Woodland Lane and No. Washington Street, Map 268, Lots 25.12 and 22, located in the AG-A zone. The proposed project is shown on the plans entitled "Common Drive Development" prepared by R. Levesque Associates, Inc., dated December 13, 2019 and will serve five (5) residential lots created from the parent parcel #22 through the frontage of Lot N on Woodland Lane. The public hearing is now open.

John Tomaszewski representing R. Levesque Associates along with Andrey Korchevskiy representing Bell Properties were present and addressed the Board. A large-scale map of the property designating the common drive was presented and reviewed with the Board.

The Conservation Commission is currently reviewing the stormwater plan. There are a few items to be addressed from the peer review of Tighe and Bond's letter dated December 24, 2019. Soil testing is currently being done. The width of the drive was discussed. The memo received from the BoS dated January 14, 2020 was discussed.

Concerns regarding the length and width of the drive, ability for large vehicles to maneuver the drive, turnaround accessibility, along with snow removal were discussed. The applicant will review language to be included in the homeowner's association agreement indicating that a 30-foot area in the front of each lot could be allowed for to indemnify the town for any damages that could be done by emergency vehicles turning around, etc. The applicant still needs to submit the owners' association agreement. The Board would like the Fire Department's input and the long-term maintenance plan was discussed. Addresses for homes constructed will be a Woodland Lane address.

The public hearing was opened to the public for any questions.

Paul and Ann Eurkus – 588 No. Washington Street questioned how many lots were originally approved with the Woodland Lane subdivision as they thought it was less than now showing. The Board indicated that the number of lots is the original amount submitted. The intermittent streams and runoff is another of their concerns. The Board indicated that the Conservation Commission would be reviewing stormwater.

The Board reminded Mr. Korchevskiy that the homeowners association agreement should pay particular attention to 145-45 (C) 13 and 145-47.

MOTION: M. Hofler to continue the public hearing on the common drive special permit for property located off Woodland Lane and No. Washington Street, Map 268, Lots 25.12 and 22, determined under the Code of the Town of Belchertown, Chapter 145, Article X, Common Drive Development, and Chapter 145, Article

XIII, 145-69, Special Permits to February 11, 2020 at 7:30 pm. **SECOND: A. Knittel No Discussion: VOTE: 5-0-0.** The applicant thanked the Board and left the meeting.

Town Planner Report:

- I am meeting with the applicant for 20 George Hannum to review parking tomorrow morning.
- We will have the applicant for an indoor cultivator located at Mill Valley Road at our February 11 meeting.
- Jen Turner and I have received some assistance from PVPC regarding revising our economic Development section of the Community Plan. We will apply for the full District Local Technical Assistance grant to help develop this. We plan on doing some community outreach meetings and work on it piece by piece. Your input/opinions will be requested.
- The Lake Wallace Sensory Trail received the official "go ahead" from the Mass trails program. As it is federal money funneled through the state there will be many details to pay attention to.
- We have received a small grant of \$5,000 to begin working on a town-wide assessment of full accessibility of public sites. This is from the Mass. Association of Health Boards, which we worked on with our Mass in Motion partner.
- I heard from the Attorney representing Karl's site work and extending his site work. We have not received an official request from him.

Members Reports:

- D. Beaudette – regarding tiny houses. The town of Easthampton has apparently allowed them. One has been built. If other towns begin looking at this we will need to address this. D. Albertson – I asked the Planner in Easthampton about this; I'll send you his response.
- M. Hofler – the BoS have set the dates to submit items for warrant articles for upcoming annual town meeting and the special meeting. Those dates are February 26 at 4 pm for the special meeting and February 19 at 4 pm for the annual town meeting.

MOTION: D. Beaudette to adjourn at 8:43 pm. **SECOND:** M. Hofler **VOTE:** 5-0-0

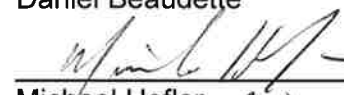
Meeting adjourned at 8:43 pm



James Natle




Daniel Beaudette



Michael Hofler



Justin Rosienski



Alice Knittel



OFFICE OF
PLANNING BOARD
Town Of Belchertown

P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

Tuesday ~~January 14 2020~~
January 14 2020

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

Ad. Plamone Mgr Hickory Hills Realty
Aimey Korolewski B&P Corp.

Jean Therien 420 Amherst Rd
John W Therien

Deborah & Chris Hall 191 Mussell

Edwina Cruise 615 North Gulf Rd.

Paul & Amy Engler 588 No. Washington St.

RICHARD P. SASSANT 50 DASIS DRIVE.

John Tomaszewski 12 Levesque Assoc

Adithi Mann 104 North St.

Michael McDonald 600 N. Washington St.



OFFICE OF
PLANNING BOARD

Town Of Belchertown

P.O. Box 964

Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

Tuesday January 14, 2020

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

SHANE BAJNOCK

W.D. COWLES

Tom Reay

11 Bacon Wilson

Sean Murphy

44 North St

Coil Gramarossa

39 North Main St.

Jen Turner

364 Rockingham

Marian MacLurdy

53 Two Ponds Rd.

Mark Davis

"

Will Shette

34 Kob