

Belchertown Planning Board
Minutes – Tuesday – January 22, 2019



Members present: James Natle, Michael Hofler, Daniel Beaudette, Louis Faassen and Alice Knittel
(alternate voting member)
Absent: Justin Rosienski
Staff: Doug Albertson, Town Planner and Lynn Sikes, Minutes

Audience Present: Claire O'Neill of MassDevelopment, Jeff Squire, representing The Berkshire Design Group, Inc., Angela Gaspar, Lucinda Fuller, Amanda Timms, Vanessa Cook, Danielle Lord, Elissa Langevin, Pat Bruni, Lee Paddy, Marian MacCurdy, Judith Mann, Elizabeth Pols and Ken Elstein
(The continued public hearing to discuss amending, all or in part, zoning by law 145-28 – Commercial Solar Photovoltaic installations 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 is a Public Hearing to discuss a Site Plan application for a new Day Care facility on Front Street, Map 243, Lot 178 and a continued Public Hearing to amend the zoning bylaw, 145-28, Commercial Solar Photovoltaic Installations.

Bills were endorsed.

D. Beaudette recused himself from the following public hearing as he has worked with a company which has had associations with one of the following applicants. D. Beaudette left the meeting.

7:05 pm - J. Natle, Chairman, opened the Public Hearing for new construction of a Day Care facility, Front Street, Map 243, Lot 178 submitted by Belchertown Day School, 432 State Street, Belchertown, MA, as it pertains to Site plan approval 145-27. J. Natle read the public hearing notice into the record. The public hearing is now open.

The site is on the former state school campus. It is in the new Business Neighborhood Center Zone. The site location is at the end of Front Street next to the Assisted Living facility, Christopher Heights. The parcel is 67,000 square feet and the plan shows a one-story building of 8,400 square feet.

Jeff Squires representing the Berkshire Design Group was present, thanked the board and discussed the application. He reviewed the site and plans with the board. MassDevelopment is managing the state school redevelopment and has endorsed the design of the proposal. Claire O'Neill representing MassDevelopment was present for the meeting.

Items reviewed and briefly discussed were: parking, playgrounds, tree removal and/or plantings, fenced areas, sidewalks, grading, utilities, stormwater, street lights and lighting, trip generation summary, signage, parking in general for the overall site, dumpster/trash areas, bus turnaround and parent drop off areas. The Board reviewed and discussed Tighe & Bond's January 19, 2019 letter with Mr. Squires. As Berkshire Design Group had just received this letter they will be reviewing and addressing those comments at the continued meeting.

The Board indicated they should pay particular attention to useable parking spaces and to show that what they represent on the plans will be sufficient. Discussion ensued between audience members present and the Board regarding this issue. The Day School will be purchasing the land and the EDIC will retain an easement on the property to allow driveway access to the West. The Board would like information on this easement and its details.

The Board discussed the detention basins shown on the plans and the concern for safety. Fencing should be considered.

The Board asked those present if they had any questions. The Director of the Belchertown Day School, Pat Bruni, thanked the Board and indicated they are looking forward to this project and being under one roof. They hope they have the Board's support. J.Natle indicated that they do have the Board's support and will continue with the review process.

Clair O'Neill discussed the Grantham Assisted Living facility, which will be the building next to this project, and indicated they are very excited to have the day school as neighbors but request to see if the dumpster location can somehow be screened. The upper floors of the Assisted Living facility would have a direct view of this and possibly adding trees or shrubs would make it look better.

MOTION: M. Hofler to continue the public hearing for the proposed new construction for a Day Care facility, Front Street, Map 243, Lot 178 submitted by Belchertown Day School to February 12, 2019 at 8:00 pm. **SECOND:** L. Faassen **No Discussion VOTE: 3-0-0**

The audience thanked the Board.

D. Beaudette returned to the meeting.

8:00 pm - J. Natle, Chairman, reopened the continued Public Hearing specific to amend, all or in part, the zoning bylaw, 145-28, Commercial Solar Photovoltaic Installations. The public hearing is now reopened.

A draft to date from all input including submissions from the public has been compiled by our town Planner, Doug Albertson which will be reviewed tonight along with a draft submitted by the public. They will both be reviewed simultaneously this evening.

Discussion regarding slope drew a lot of conversation. It was agreed by all to stay with an 8% slope.

9:03 pm – L. Faassen had to leave the meeting at this time.

The definition for AG-A solar photovoltaic facility's definition will be added as it is state law.

D. Albertson will check with town counsel regarding PILOT programs for applicant's to enter into with the Town vs taxes being waived.

Setbacks were discussed. Residential setbacks will be 200 feet and the Commercial setbacks will be as shown on the board's draft.

M. Hofler would like the following added to the draft bylaw under section 9 – **Construction Monitoring:**

“The Special Permit Approval Authority may require a third-party inspector, selected by and acting under the direction of the Zoning Inspector, be employed to monitor the compliance to any Special Permit conditional requirements or other regulatory requirements during the CSPI construction. The cost of said inspector is to be borne by the applicant.”

This is to make sure during construction the applicant is compliant with what they are required to do. The applicant would have to pay for this.

After all discussion and input, a final version of what was discussed this evening for the new amended bylaw will be compiled by D. Albertson.

MOTION: M. Hofler to continue the public hearing on amending, all or in part, the zoning bylaw, 145-28, Commercial Solar Photovoltaic Installations to February 12, 2019 at 8:30 pm **SECOND:** D. Beaudette
VOTE: 3-0-0

Minutes of January 8, 2019. MOTION: D. Beaudette to accept the minutes of January 8, 2019 as written. **Second:** M. Hofler **No Discussion VOTE:** 3-0-0.

Town Planner Report:

- ArcPoint Brewing is still interested in locating their business on the state school property. Albertson had met with the owner, his banker, and C. O'Neill at the site on the Carriage Grove (state school) campus.

Members Reports:

- D. Beaudette – We need to discuss site visits. It is a bad idea for individual members of our Board to go out to sites. If someone goes out, the board needs to authorize that person to go out. They would then make a report when they were on a site visit and report back to the Board. We have a chance for misrepresentation. We will discuss this again when the entire board is here.
- D. Beaudette – also when a decision has been made and we are within the appeal period process there should be no other information discussed. The hearing is closed. When the 20 day appeal period is complete the applicant, abutters, etc. could come back in before our board for any follow up conversations.

MOTION: D. Beaudette to adjourn at 10:15 pm. **SECOND:** M. Hofler **VOTE:** 3-0-0

Meeting adjourned at 10:15 pm



James Natle



Daniel Beaudette



Michael Hofler

Louis Faassen



OFFICE OF
PLANNING BOARD
Town Of Belchertown

P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

Tuesday January 22, 2019

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

JEFF SQUIRE LAND ARCH. 4 ALLEN PLACE, NORTHAMPTON

Lucinda Fuller 53 Segor Lane Belchertown

Angela Caspar 47 Segor Lane Belchertown

Clare O'Neill, Man Development, 89 Shrewsbury St, Worcester.

Steve + Sheila Dayph Belchertown Day School, Belchertown MA

Amanda Timms 241 Munsell St 01007

VANESSA COOK, Belchertown Day School, 1 EUGENE DRIVE

Danielle Lord, Belchertown Day School, 211 Boardman St.

Elissa Langevin Belchertown Day School 57 Highline Circle Wilbur MA.

Heidi Gutekerst - BDS 21A Eagle Heights

Audrey Anderson - BDS - 43 Rural Rd Belchertown, MA.

Alana Sombor - BDS 465 Mill Valley Rd Belchertown MA

Pat Drury BDS 432 State St B. Town, Ma

Elizabeth Vols Bylaws 44 North St Belchertown

JOE BIEW 40 WILLOW LN

Karen Christine Bylaws 76 North

Ken Elstner " " "

Lindsay Peterson 445 S. Gulf

Steph Kent 445 S. Gulf