

Belchertown Planning Board Minutes
January 24, 2017



Planning Board members: Daniel Beaudette, Michael Hofler, Donna Lusignan and Sierra Pelletier
Absent: Christopher Laurenzo, James Natle
Staff: Douglas Albertson Town Planner, Mary Grenier Recording Secretary
Present: Eric Wojtowicz, Dan DeLany, Michael Cucchiara and Bob Dufresne

M. Hofler opened the meeting at 7:00 PM and read the agenda into record.

Appointment: Grantham Group site plan amendment: Dan DeLany, P.E., Senior Project Manager for Fuss & O'Neill was present and addressed the Board. Mr. DeLany said that the plans have been revised per recommendations from the Board at their December 2016 meeting. They have made the sidewalk from parking lot to side entrance 10' wide. They have designed a fence that will go around the retention basin. The Board reviewed Tighe & Bond's letter dated January 16, 2017, Site plan application 4th review. D. Lusignan asked about the parking spaces that were reduced to 42. D. Albertson told the Board that they have the authority to waive strict adherence to §145-23 parking and loading areas within the Business Neighborhood Center zone, §145-74 Administration. D. Lusignan noted there was a review letter entered from the Department of Public Works to the Planning Board that needs to be addressed. M. Hofler read the memo into the record for the following. The tulip tree shown on Fuss & O'Neill's plan number C-160 be removed and the sidewalk in the rear parking lot extend to Berkshire Avenue. D. Beaudette agrees to allow waiver for the number of parking spaces. D. Beaudette thanked D. DeLany for designing the fence around the retention basin as Planning Board recommended.

M. Hofler thanked Fuss & O'Neill for their cooperation during the site plan review process and asked the Board to vote the waiver of strict compliance with §145-23 *parking spaces* as allowed in §145-74 *administration* and to also vote on the site plan with the following conditions:

- 1) Removal of tulip tree from sewer easement (DWG C-160)
- 2) Extend the sidewalk (s) and connect to the rear parking lot to Berkshire Avenue per Belchertown DPW
- 3) Written acceptance of any outstanding issues from Tighe & Bond 1/24/17 review.

D. Lusignan so moved. D. Beaudette seconded. **All in Favor 3-0-0**

Eric Wojtowicz was present and addressed the Board. Mr. Wojtowicz is volunteering to assist the Planning Board. He has an extensive resume in community activity and design work. Mr. Wojtowicz has been following the Grantham project for the State School property and has been involved with the rail trail project. He told the Board that he would like to help with research and can lend his services to be a liaison with the tri-lakes association. D. Albertson said that he would look forward to working with Mr. Wojtowicz and believes he could bring a lot to upcoming projects the Planning Board is working on. D. Lusignan welcomed Eric and noted his experience, as stated on his submitted resume, with GIS and ArcView programs which could assist with current and future areas of important need such as the new impending stormwater regulations. M. Hofler welcomed Mr. Wojtowicz as a volunteer consultant to the Planning Board.

Minutes

Motion D. Lusignan moved to accept minutes of December 20, 2016 as written. Second D. Beaudette, Vote 3-0-0

Motion D. Lusignan moved to accept minutes of January 10, 2017 as written. Second D. Beaudette, Vote 3-0-0

Sheffield Estates

Motion: D. Beaudette moved to recommend the Board of Selectman lay out the roads within Sheffield Estates subdivision: Sheffield Drive, Lexington Drive, Spring Hill Road and Waterford Drive; as public ways. Easements will be addressed after town meeting. D. Lusignan seconded. 3-0-0

Time slips and bills were endorsed.

Town Planner Report: D. Albertson updated the Board on the proposed site plan coming from Pride, Inc. and their plans to build a gas station and convenience store on their route 21/202 State Street property. He has also been working with B-Town motors at 141 State Street to tear down the old house in front and build garage bays; their first step is an application to the Zoning Board of Appeals for a variance and special permit.

D. Beaudette asked that the Board look into a marijuana moratorium for retail. Several area towns are proposing this and he believes the Planning Board should research and discuss Belchertown by-laws in reference to retail marijuana. D. Albertson said a moratorium will require a public hearing and will get more information for the Board to proceed.


M. Hofler asks that a block of time be set aside on the Board's February 14, 2017 agenda to discuss zoning and by-law changes.

D. Lusignan informed the Board that Annual Town Meeting will be held at 7:30pm on May 8, 2017 at the Belchertown High School.


D. Lusignan moved to adjourn at 8:19 PM Seconded, D. Beaudette 3-0-0

Respectfully Submitted

Mary Grenier



Michael Hofler, Chairman



Daniel Beaudette



Donna Lusignan