

Belchertown Planning Board
Minutes – Tuesday – October 24, 2017



Members present: Michael Hofler, James Natle, Daniel Beaudette, Sierra Pelletier, Mark Spiro
Staff: Doug Albertson, Town Planner, and Lynn Sikes, Minutes
Absent: Eric Wojtowicz (alternate for special permits)
Present: William Fay, Belchertown Land Trust President, VJ Patel, Michael and Jane Knodler, Michael Knodler, Jr., Randy Pomfret

7:00 pm – M. Hofler, Chairman, opened the meeting welcomed everyone and read the agenda into the record.

M. Hofler welcomed Mark Spiro, our new Planning Board member.

7:01 pm – Bill Fay, President of the Belchertown Land Trust, representing the repair project at the Upper Bondsville dam, located on the Swift River, addressed the Board. D. Beaudette recused himself and left the room, as he is counsel to the Land Trust. The Belchertown Land Trust owns the dam. Mr. Fay, who has experience as a dam engineer and is doing this work pro bono, gave a summary of the project including the lack of repairs and a little history of the Belchertown Land Trust. The state requires a license under MGL Chapter 91. This requires acknowledgement from the planning board that they have received a copy of the application and to show that the Land Trust has presented the Board with the plans. He went over the repairs that are to occur. The Board has asked for a week to review all the plans and will have the Building Inspector/Zoning Enforcement Officer review the plans and sign off as well. If there are any questions or issues the Zoning Officer will get in touch with Mr. Fay. He has presented the plans before Palmer and they have already signed off on this. The Board thanked Mr. Fay for all his work on this and Mr. Fay thanked the Board for their time.

7:20 pm – Mr. Patel of Sunoco, 122 Federal Street updated the Board from their last meeting. He presented the Board with an informal traffic count based on sales and discussed this with the Board. They presented the Board with an itemized summary sheet responding to the items discussed at their last presentation. They also discussed Tighe & Bond's October 23, 2017 letter. Items discussed: handicapped parking, ADA compliance, signage, ramp orientation, clarifying data on the plan itself, parking calculations, curb cuts, landscaping, correcting the north arrow on sheet C-1 and sheet C-2, fuel delivery, filing with the conservation commission, drainage, and tree protection.

The Board asked the Patels to have their engineer review Tighe & Bond's letter and address the items in that letter. The Board wants a traffic engineer to address all issues on this.

There were no comments from the public. J. Natle asked the Patels to submit another written extension request. The Patels submitted a written request to extend the review period to November 30. They will return for the Board's November 14th meeting at 7:15 pm to continue this application proposal. They thanked the Board and left the meeting

8:12 pm Antonio's Pizza, – 33 Federal Street – Randy Pomfret, a representative of Pomfret Awnings and Signs came in to discuss the canopy addition to the existing Antonio's Pizza Restaurant. He discussed the construction and layout of this canopy. This is to cover the existing patio area. Though

there are heaters, it could not be used in the winter. He briefly discussed the construction of the canopy. D. Albertson indicated to the Board that they need to decide if a formal site plan is required. Some concerns of the Board are: requiring gutters with downspouts, drainage and parking. They asked the representative to focus on water runoff and parking. He will check to see if the building owners have an existing site plan. The Board would like an engineer to indicate that if no impervious surface area has been changed even though water runoff is being directed to this area, there would be no erosion taking place. Please refer to Bylaw 147-E1a; 1c; 1d; 1f; and to calculate the outdoor parking area by referring to bylaw:145-23. Mr. Pomfret thanked the Board and left the meeting at 8:39 pm

8:40 pm – Jane and Michael Knodler, Sr. and Michael Knodler, Jr., addressed the Board regarding an accessory apartment application at their home located at 50 Alden Avenue. This is a single family home with detached garage with existing office above the garage. The plumbing and electrical have been upgraded. They are now looking to make this a formal accessory apartment application and would like the Board's input on this. The Knodlers and the Board discussed the bylaw regarding accessory apartments.

M. Hofler indicated that others have asked for similar approval. Since this bylaw has been created we have not approved separate unattached accessory apartments. The Board discussed this matter. They indicated to the applicant why the Bylaws are set up the way they are. The Board continued discussing the controls on the way the bylaw read.

The Knodlers thanked the Board and left the meeting at 9:20 pm

ZBA Recommendation regarding a special permit request of April Jasak-Bangs for a photo studio at her home. The Board discussed the application and the layout of the studio. This refers to Bylaw 145-25, C3 regarding home occupied zoning permits. The application has not been signed by one of the homeowners, William Bangs, this should be done. As of now it is a defective application. The Board continued to review the application.

MOTION: J. Natle that we recommend to the ZBA that they grant the special permit of April Jasak-Bangs of 19 Jackson Street, for a proposed structure of 32x32 feet. **SECOND:** D. Beaudette **Discussion:** D. Beaudette indicated he will vote no as it is a defective application as both owners have not signed. With that said, if both had signed it, he would still vote no as it is a 1024 square foot structure and it is nowhere near the 300 square feet that 145-25 D(8) indicates. There is no explanation regarding why it needs to be so large. M. Spiro asked if there is precedent to approve or deny this. M. Hofler indicated that a request on Federal Street for car sales had been voted no due to the storage of cars outside. This is only a recommendation to ZBA. **VOTE:** 0-5-0

The Board does not recommend granting the special permit because the application does not detail why they require a size so significantly in excess of 145-25 D(8) and, in addition, the application needs to be corrected and have signatures of all owners of the property sign.

Colvest Group – they have submitted a site design showing “cigar shaped” speed bumps in a proactive effort to calm the traffic coming off Federal Street and cutting over to No. Main Street. They are doing this per our request.

Minutes of October 10, 2017 - MOTION: J. Natle to approve the minutes of October 10, 2017 as written. **SECOND:** D. Beaudette **VOTE** 3-0-2

Bills were endorsed.

Members Reports: J. Natle asked if we need to reorganize the Board. There is an open position and we now have a full board of five members on the board. M. Hofler will miss the next meeting. If we don't appoint a Vice Chair tonight D. Beaudette as Clerk will chair the next meeting. We will hold off doing reorganization until our meeting after that.

Town Planner Report:

- The Accessory Apartment Bylaw – we may need to redefine this as people have been in regarding detached structures.
- Subdivision regulations and Storm Water Bylaw Regulation amendments. We can get assistance from PVPC and have applied for that.
- The Trail Project is coming along very well. Andrew and Tim will have something like an open house on November 1 from 5-8 pm to explore the proposed accessible trail system around Lake Wallace.
- The 2020 census is coming up. I am working with the Town Clerk on this. I will attend a training event tomorrow on the new GIS software.
- Subdivisions – we need to get the developers in to renew their applications.
- Ludlow Construction will be at our next meeting to give us an update and ask for an extension on the project at High Bluff located at the bottom of Franklin Street.

Members Reports:

D. Beaudette – I agree we need to look at the Accessory Bylaw. Possibly some form of relief for some instances like the people here this evening.

M. Hofler – as a Board, please look at the existing [Accessory Apartment] bylaw and come up with whatever bullet item changes we should put on the table and what we need to present to the Town.

D. Beaudette – The Delinquent Taxpayer list we received this evening. There are several developers on this list. We need to be sharp and not hand out permits to them.

M. Hofler - I am out of town for our next meeting. Also, Pride in Hadley is having some compliance issues. Our Building Inspector will call the Building Inspector in Hadley to see exactly what those issues are.

S. Pelletier – I am going to the SNEPA conference next week. I also went to the PVPC meeting last week. They discussed the issues rural towns are facing. Recreational marijuana was also discussed.

M. Hofler – What is the Town's status on this if someone were to come in now? D. Albertson indicated the State has not given any direction on this yet. We are in limbo. We are starting to get draft language which we can take and then adapt to our town. It would go before the annual Town Meeting and would then be in effect.

MOTION: D. Beaudette to adjourn the meeting at 9:55 pm. **SECOND:** S. Pelletier No Discussion.

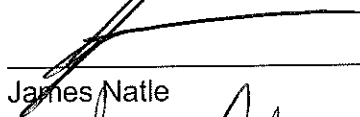
VOTE: 5-0-0

Meeting adjourned at 9:55 pm

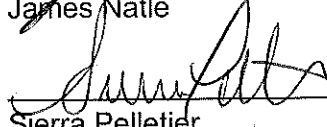
Michael Hofler



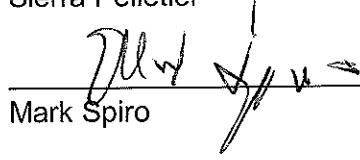
Daniel Beaudette



James Natle



Sierra Pelletier



Mark Spiro



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SIGN IN SHEET -- MEETING OF: Tuesday October 24, 2017

PLEASE ENTER YOUR NAME, TITLE AND ADDRESS -----

William Fay BLT President 189 River Rd, Ware

V.J. Patel 122 Federal St

MICHAEL A. KNODLER JR 50 ALDEN AVE

Jane Knodler 50 Alden Ave

MICHAEL KNODLER SR 50 ALDEN AVE