

Minutes – Tuesday – November 12, 2019



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

Audience Present: Richard Greene and Ken Snow

7:00 pm – D. Beaudette, Vice Chairman, as acting chair, opened the meeting, welcomed everyone and read the agenda into the record.

7:05 pm – Ken Snow is present to discuss a modification to his approved site plan located at 10 Lamson Avenue, Map 228, Lot 18. He addressed the board explaining what he would like to do.

The purpose is to construct an additional 28' x 100' climate-controlled storage building in addition to the placement of two 8' x 40' containers. The additional development is consistent with the multiple storage units at the location at this time. This is located in the B2 zone – General Business. He reviewed the existing site plan with the Board and where the new building would be placed.

D. Albertson spoke with E. Cross, Conservation Commission administrator, who reviewed the plan and indicated a storm water plan was not necessary. Traffic flow, entryways, water runoff, security and materials were discussed. There will be minor additional lighting installed which the Board indicated must be dark sky compliant. There is no additional fencing to be installed.

The Board reviewed 145-27(i) – Modification of an approved site plan and agreed this applies. They requested the following conditions to apply, namely: installing a silt fence during construction, new lighting to be dark sky compliant and submitting a drawing to reflect the actual footprint of the foundation location to ensure accurate information.

MOTION: M. Hofler to approve the minor modification to the approved site plan for Map 228, Lot 18 in accordance with drawings dated May 13, 2009 and with the following conditions; actual foundation footprint drawing to be submitted, silt fence and erosion control installed during construction and all new exterior lighting installed to be dark sky compliant. **SECOND:** A. Knittel
No Discussion VOTE: 4-0-0

Bell Properties, Woodland Lane extension of definitive subdivision for property located on the North side of Bardwell Street at No. Washington Street, Andrey Korchevskiy, representing Bell Property Corp., was not in attendance. We have not received anything in writing. D. Albertson will get in touch with him.

ANR: – Kenneth and Linda Snow, Lamson Avenue, Map 228, Lot 18, submitted by Sherman & Frydryk, LLC., dated October 17, 2019, to create a new lot designated as Lot 2 on the plan, (Assessors will assign lot numbers later), accompanied by a Form A application dated October 29, 2019. Ken Snow is present, reviewed, and discussed the application with the Board.

MOTION: M. Hofler to endorse the ANR for Kenneth and Linda Snow, Lamson Avenue, Map 228, Lot 18, submitted by Sherman & Frydryk, LLC. dated October 17, 2019, to create one new lot, designated as Lot 2. **SECOND: J. Rosiński** No Discussion **VOTE: 4-0-0**

ANR: – Richard F. Greene, John H. Keenan and Jo-Anne R. WilsonKeenan, Old Sawmill Road, Map 244 Lots 156.31 and 150.01, submitted by Richard D. Para, P.L.S., dated November 1, 2019, to combine existing lots 156.31 and 150.01 designated as Lot 156.31R1 on the map, (Assessors will assign lot numbers later), accompanied by a Form A application dated November 12, 2019. Richard Greene is present, reviewed, and discussed the application and map with the Board.

MOTION: M. Hofler to endorse the ANR for Richard F. Greene, John H. Keenan and Jo-Anne R. WilsonKeenan, Old Sawmill Road, Map 244 Lots 156.31 and 150.01, submitted by Richard D. Para, P.L.S., dated November 1, 2019, to combine existing lots 156.31 and 150.01 as shown as Lot 156.31R1 on Map 244. **SECOND: A. Knittel** **VOTE: 4-0-0**

ANR: – Jennifer and Xingcheng Hua, Rockrimmon Street, Map 263, Lot 86.05, submitted by R.L. Cook Surveyors dated November 7, 2019, to reconfigure Map 263, Lot 86.05 by dividing said lot into two parcels shown as Lot 7C and Lot 7B on the plan, (Assessors will assign lot numbers later), accompanied by a Form A application dated November 12, 2019. The Board reviewed and discussed the application.

MOTION: A. Knittel to endorse the ANR for Jennifer and Xingcheng Hua, Rockrimmon Street, Map 263, Lot 86.05, submitted by R.L. Cook Surveyors dated November 7, 2019, to reconfigure Map 263, Lot 86.05 by dividing said lot into two parcels shown as Lot 7C and Lot 7B on the plan. **SECOND: J. Rosiński** No Discussion **VOTE: 4-0-0**

Bills were endorsed.

Minutes of October 22, 2019. MOTION: M. Hofler to approve the minutes of October 22, 2019. **Second:** A. Knittel **No Discussion** **VOTE:** 4-0-0. (J. Natle is absent this evening to vote).

Town Planner Report:

- At our December 10th meeting we will have a Public Hearing regarding a zone change on Lamson Avenue/Bay Road, the lot Mr. Snow created in the ANR tonight. That will be within the six-month window for the May Annual town meeting.
- I spoke with Kalyx regarding the speed bumps to be installed at 125 No. Main Street. They have talked to the property owner who has indicated the speed bumps will be installed. The walkway stripes have been painted.
- High Peaks Dispensary LLC held their community outreach meeting regarding 401 Mill Valley but they have not submitted an application yet.
- I am working with Jen Turner of the Selectboard regarding economic development. We have met with Lori Tanner of PVPC, Sheila Cuddy of QV CDC, and Claire O'Neill of MassDevelopment to get a sense resources to encourage investment in town and to begin an economic development plan, that could also be adopted as a revised Econ. Dev. Chapter of the Community Plan.
- The Solarize Program continues. There are over ten contracts signed and there is quite a bit of interest shown.
- With the Lake Wallace sensory trail, we are beginning the wetland permitting with the final course being laid out. Stakes are on the ground and engineering is being done. We are working

on a Community Preservation application grant.

- Plans to implement the storm water utility that town meeting approved are coming along. Billing may go out for first quarter 2020 beginning July. How to mitigate this was discussed.
- I am attending the Regional Conservation Partnership conference at UMass tomorrow regarding "natural climate solutions for all".

Members Reports:

- J. Rosiensi reminded the public that it is hunting season.
- M. Hofler – our December 10th public hearing on rezoning. I would like to review the history of rezoning application changes.
- A reminder that Friday December 13th is the deadline for Community Preservation applications.
- D. Beaudette – is there plans for the town's master plan/community plan to be updated?
D. Albertson indicated at this time there isn't a group convened to look into that. We updated it in 2009. It does involve a lot of work and possibly it could be looked at as separate sections, for example, in the way I just mentioned creating an Economic Development plan.
- D. Beaudette – Also, we have never tackled updating the zoning map. Though it will be costly, it would be good to identify additional areas where business might be entertained for economic advancement. Along with that, sewer and water should be looked at as well. We need to look down the road to have utilities put in now to attract businesses. Businesses coming into town want this to be there already.
- D. Beaudette – I attended the Community Meeting for High Peaks at 401 Mill Valley Rd. and it was very nicely done. All the principals along with management personnel were in and gave people tours through the entire facility. They explained their procedure and explained the operation. This will be a 2-tiered system. They are looking into the water supply threshold for all businesses in that area. It looks like a very good fit for this business. I also toured E and J Supply's side and saw how they have addressed egress and the fire safety issues that had been brought up. They have now been addressed. Another egress has been put in and they will encapsulate the insulation that had been previously installed for the previous business.

MOTION: M. Hofler to adjourn at 8:50 pm. **SECOND:** A. Knittel **VOTE:** 4-0-0
Meeting adjourned at 8:50 pm

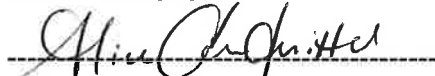


Daniel Beaudette



Michael Hofler

Justin Rosiensi



Alice Knittel



OFFICE OF
PLANNING BOARD

Town Of Belchertown

P.O. Box 964

Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

Tuesday, November 12, 2019

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

Richard Greese 8 WAIVER ST

Ken Snow 11 Lamson Ave.