

Belchertown Planning Board Minutes
Tuesday, November 22, 2016



Members present: Michael Hofler, Donna Lusignan, Daniel Beaudette, James Natle, Sierra Pelletier (Alternate voting member)
Douglas Albertson, Town Planner
Members absent: Christopher Lorenzo
Minutes taken by Mary Grenier

7:00PM ~ Chairman Mike Hofler opened the meeting and read the agenda into record.

7:00 PM Appointment: Paul Crolík and Ryan Crandall of Associated Builders were present to discuss the unoccupied space at 40 Turkey Hill Road. Cooley-Dickinson hospital would like to use the existing vacant space as physicians' offices. Mr. Crandall explained their plan has added the required parking spaces needed by relocating the dumpster pad in the rear of the building. The 4 new lights will match what is currently on the building. They will not be adding to the impervious area due the previous approved plans showed sheds that were going to be placed there. Planet Fitness will remain as a tenant.

J. Natle asked if this will be a 24hr clinic. Mr. Crandall said it will not be an ambulatory clinic; there will be physician's offices with scheduled appointments. They will have diagnostic equipment. Mr. Crandall was not sure of the exact hours of operation but believes it will be somewhere in the 7 AM to 6 PM range.

D. Lusignan inquired about exterior lighting, employee and patient entrance(s) and signage. Mr. Crandall said they will be on 25' poles. Mr. Crandall had a printout for the Board of the lighting to be used along with the schematics. Employee entrance will be in the rear of the building where the loading dock is located. Patient entrance will be in the front through sliding glass doors. Cooley Dickinson will be advertised on the sign located on Route 21 and a sign will be placed above the front entryway and will conform to zoning by-laws. D. Beaudette asked about railings along the loading dock, employee entranceway. Mr. Crandall said there will be rails along loading dock above the grade.

D. Lusignan did a site visit and thought the parking in the rear was not easily maneuverable as the site distance around the corner would become cumbersome if visitors, employees and possible ambulatory care units were to be present at the same time. Mr. Crandall stated that directional signage will note delivery area(s) and parking areas to avoid conflict. D. Beaudette mentioned signage for employees or tenant's only parking in rear to keep traffic up front. Mr. Crandall said they could do that. Mr. Crandall told the Board that there is a snow removal plan in place and there are no plans for any landscaping in the rear of the building. Lights and alarms will be on the same circuitry that is already there.

M. Hofler asked the Board if they had any issues with §145-27. They are swapping out square footage for square footage and are not changing anything that was not already approved with the original site plan. D. Lusignan said she was comfortable with the proposal without a site plan. D. Beaudette said everything is existing with no changes, no need for site plan. J. Natle agreed. The Board let Mr. Crandall know that his tenant can proceed without Planning Board site plan approval.

7:20 PM Appointment: Richard and Barbara Greene were present to ask the Board to release three lots on Old Sawmill Road, Phase 3. Steve Williams, DPW Director, had revised the remaining construction estimate to show that \$37, 617.25 is needed to finish the sub-division. Mr. Greene said that the board can retain the covenant on Lot D (7 acre lot) until everything is complete. D. Lusignan did a site visit and noted 27 concrete barriers at the end of the cul-de-sac, awaiting the installation of a guardrail. Mr. Greene said that there will be guardrails and pedestrian fencing put up after the removal of the concrete barriers. D. Lusignan also asked for the placement of 2 or 3 reflectors to be mounted on the pedestrian fence to which Mr. Greene stated he would do so. J. Natle moved to release lots B, C, and E on Old Sawmill Road. Lot D will remain under covenant. D. Lusignan seconded. All in Favor. 4-0-0

7:30 PM Appointment: Peter LaPointe of the Colvest Group was present. He explained to the Board that the old Hawley's restaurant on Main Street has an odd layout. They are having problems renting out that space. After looking into renovating, it was decided that complete demolition and reconstruction would be more cost-effective. The new building would be placed on the same footprint. They would make it look more like the rest of the plaza. The Hawley's structure is a separate building from the rest of the plaza despite its appearance. Mr. LaPointe said there would be no change from the existing site lay-out. Mr. LaPointe informed the Board that the building's use is to be determined. D. Beaudette brought up traffic patterns and the increased traffic in that parking lot. D. Lusignan asked Mr. LaPointe about the empty gas station abutting the old Hawley's restaurant and with reference to the alley-style passage that leads to the back of the buildings for waste disposal pickup. Mr. LaPointe said they cannot do anything with the property until the environmental issues from the old tenant have been taken care of. D. Lusignan said that the current entrance and egress to the old Hawley's area is a problem in that the area has served as a "cut-through" for vehicles darting across the entire parking lot from the gas station entrance all the way to Family Dollar. D. Lusignan stated concerns regarding pedestrian access and traffic flow and would like to have a traffic study performed in this congested area. D. Beaudette said a traffic study would be needed to best show the configuration of the flow of traffic in that parking lot. The Board reviewed §145-27, the Board agreed that they would like a site plan for this project but agreed to waive some of the requirements and focus on the critical aspects of this project. Which are:

§145-27 E. (1) (c) Existing and proposed structures, including dimensions and elevations.

§145-27 E. (2) Traffic study

§145-27 E. (3) A statement and description of all state and local traffic permits as required under the respective laws and requirements shall be given.

ANR ~ 390 Springfield Road, Bill and Kimberly Longridge applicant: This is a continuation from November 9th meeting due to lack of information. The Board reviewed the plans and noted the required information is now present. D. Lusignan moved to endorse the ANR for Bill and Kimberly Longridge at 390 Springfield Road Map 255 Lot 115 as submitted. D. Beaudette seconded. All in Favor. 4-0-0

ANR ~ Dahlia Development, LLC, Franklin Street Extension: The Board reviewed the plan. J. Natle moved to endorse the ANR for Dahlia Development, LLC for Franklin Street Extension Map 272 Parcel 69

to be called lot 3 and Lot 4. Lot 3 meets the dimensions for an estate lot. D. Beaudette seconded. All in Favor 4-0-0

ANR ~ 57 Sabin Street 245-48.01, Atkins Farms, Inc.: ANR is needed to separate the parcel where the house is from the rest of the property. House was never included in the APR. D. Beaudette moved to endorse the ANR for 57 Sabin Street 245-48.01 as lot 1. D. Lusignan seconded. All in Favor . 4-0-0

D. Lusignan moved to approve the meeting minutes of November 9, 2016 as written. D. Beaudette seconded. J. Natle abstained 3-0-1

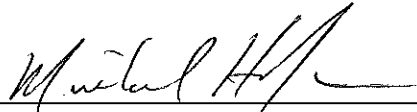
Board signed warrant.

Town Planner Report: D. Albertson told the Board that he is still waiting on the designs from the Grantham Group in regards to the old state school property. Grantham Group is on the Board's agenda December 20, 2016.


D. Beaudette asked D. Albertson to speak with Paul Adzima, Building Inspector, about the new tenants at 40 Turkey Hill Road and make sure that there will be enough sewer capacity.

Member's Report: J. Natle said he will be unable to attend the December 20, 2016 meeting.


D. Lusignan moved to adjourn 9:21 PM D. Beaudette seconded. All in Favor. 4-0-0



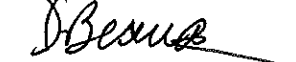
Michael Hofler, Chairman



James Natle



Donna Lusignan



Daniel Beaudette