

Belchertown Planning Board
Minutes – Tuesday – December 11, 2018



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

Audience Present: Elizabeth Pols, Atty. Thomas Reidy and Matt Parlon representing BWC Scarborough, LLC., Mark Spiro, Lee Paddy, Steve Garabedian, Marian MacCurdy, Judith Mann and Ken Elstein (The public hearings for the 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 continued Public Hearing regarding a proposed commercial solar photovoltaic installation on Gulf Road, Map 215, Lots 4, 5, 21, 22 and 29; and applications submitted by W.D. Cows for five preliminary subdivision locations.

7:05 pm – Atty. T.Reidy addressed the Board regarding five (5) preliminary subdivision applications submitted for W.D. Cows, Inc. The locations of these are:

- 1) **Subdivision named Solis Road Subdivision** located northwesterly of Gulf Road, Map 205 Lots 48, 49, 82, 85, 86, 87 and 88 and Map 206 Lots 9, 10, 11,12 and 13
- 2) **Subdivision named Bramble Estates Subdivision** located south of Pondview Circle, Map 232 Lots 174.13, 185 and Map 237 Lot 107 (this does not meet subdivision regulations 270-36F(2) and (3))
- 3) **Subdivision named Shea Farm Subdivision** located west of Green Avenue, Map 266 Lot 15.1 (this does not meet subdivision regulations) 270-36F (2) and (3))
- 4) **Subdivision named Great Hills Subdivision** located east of Gulf Road, Map 206 Lots 26, 27, 44 and Map 214 Lots 25, 30, 31, 32, 33, 57, 58, 59, 60, 61 and 62 and Map 215 Lots 3, 4, 5, 17, 21, 22, 23, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 and Map 219 Lots 4, 5, 8 and 21
- 5) **Subdivision named Sanford Lot Subdivision** located northerly of Waterford Drive, Map 225 Lot 18 and Map 220 Lots 1, 2 and 3 (this does not meet subdivision regulations 270-36F (2) and (3))

At this time they are requesting a withdrawal without prejudice on all five (5) applications. The Board requested this be put in writing to the Board. Atty. Reidy did so and handed it into the Board. D. Beaudette asked if the intention is to extinguish the zoning freeze that had been created by the preliminary subdivision applications, and Atty. Reidy indicated yes, that's correct.

MOTION: D.Beaudette to accept the applicants request for withdrawal without prejudice the five preliminary subdivision application plans before us **Subdivision named Solis Road Subdivision** located northwesterly of Gulf Road, Map 205 Lots 48, 49, 82, 85, 86, 87 and 88 and Map 206 Lots 9, 10, 11,12 and 13; **Subdivision named Bramble Estates Subdivision** located south of Pondview Circle, Map 232 Lots 174.13, 185 and Map 237 Lot 107; **Subdivision named Shea Farm Subdivision** located west of Green Avenue, Map 266 Lot 15.1; **Subdivision named Great Hills Subdivision** located east of Gulf Road, Map 206 Lots 26, 27, 44 and Map 214 Lots 25, 30, 31, 32, 33, 57, 58, 59, 60, 61 and 62 and Map 215 Lots 3, 4, 5, 17, 21, 22, 23, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 and Map 219 Lots 4, 5, 8 and 21; **Subdivision named Sanford Lot Subdivision** located northerly of Waterford Drive, Map 225 Lot 18 and Map 220 Lots 1, 2 and 3. **SECOND:** L.Faassen. **DISCUSSION:** The Board discussed the terminology "without prejudice" and what the time frame would entail. There would be no timeline on these preliminary subdivision application requests. **VOTE:** 5-0-0

Discussion Item: - Richard Greene, Old Sawmill Road (Hunters' Ridge, Phase 3) - sent in a request for an extension on this subdivision. The Board read Mr. Greene's letter of request for extension and reasons for the request. The board holds one lot under covenant. He is asking for a one year extension from November 30, 2018. The Board discussed the request.

MOTION: M. Hofler that we grant the extension of the definitive subdivision plan of Old Sawmill Road (Hunters' Ridge, Phase 3) per Subdivision Regulations 270-132 (F) to December 31, 2019. **SECOND:** L.Faassen. **VOTE:** 5-0-0.

Minutes of November 27, 2018. MOTION: M. Hofler to accept the minutes of November 27, 2018 as written. **Second:** L. Faassen No Discussion **VOTE:** 5-0-0

Bills were endorsed.

Town Planner Report:

- The Trail project, which is a fully accessible sensory trail going in at Lake Wallace, continues to be a work in progress. This work is being integrated with work continuing at the State School. Grants are being submitted to Mass Trails and to the Community Preservation Committee. We have received a \$2,500 grant through Team Jessica from a locally based foundation. TKdesignlab are doing a wonderful job.
- The proposed amendments to the Zoning bylaw 145-28 Commercial Solar Photovoltaic Installations will be continued to be discussed at our January 8, 2018 meeting.

Members Reports:

D. Beaudette – The chicken processor who wanted to place a poultry processing plant on Jackson Street has gone to Sunderland. It is unfortunate that we lost out on that.

D. Beaudette – on the Hickory Hill modification of plan for the sidewalks. The Registry had asked for specific terminology from us. Where is that at? D. Albertson indicated he has referred this to our town counsel and has not heard back as of yet.

A. Knittel – had attended a "forest walk" last weekend at Ludlow Reservoir led by a forester. The devastation from the gypsy moths was pointed out. The topic and information was very interesting. They will need to harvest and cut down areas of the forest to mitigate this. How to do this without harming the forest was discussed. It is a very complex situation. White-footed mice help by eating the eggs, but they are not keeping up as had been done in the past. They will be holding more of these informal "walks" for the public in the future.

J. Natle – A reminder that the Community Preservation Grant deadline is this Friday, December 14, 2018. If you have an application please get it in to the Town Clerk's office by Friday.

7:00 pm – J. Natle reopened the continued Public Hearing for a proposed commercial solar photovoltaic installation on Gulf Road, Map 215, Lots 4, 5, 21, 22 and 29 submitted by BWC Scarboro

Brook, LLC, 137 Newbury Street, 4th Floor, Boston, MA 02116, as it pertains to bylaw 145-28, Commercial Solar Photovoltaic installations, Site Plan approval 145-27 and Special Permit 145-69.

Atty. Reidy addressed and updated the Board. Matt Parlon representing BWC Scarborough LLC and Shane Bajnoci of W.D.Cowls, Inc. were also in attendance.

L. Faassen noted that he is submitting a letter certifying that he has reviewed in its entirety the video recording of the 0 Gulf Road Ground Mount PV array heard on November 13, 2018 which he was unable to attend in person.

They met with the Conservation Commission last night where more information has been requested.

The Board discussed continuing this meeting to a later date where at that time ALL materials are to be handed in 2 weeks prior to the meeting so the Board has plenty of time to review all new reports submitted. This is to be a single comprehensive application with all supporting materials submitted. The Board asked Atty. Reidy if this is their intent and he indicated it is.

J. Natle indicated he has no confidence in representation or this project. This review has been repeatedly continued. We are now on Tighe & Bond's sixth review with yet another continuation. The public has given many comments, concerns etc. which had not been addressed and you then had to address. I'll listen to the Board but I do not want to continue this any longer.

The Board discussed the project, the items still to be addressed, along with receiving the final decision from the Conservation Commission. The Conservation Commission next meets on January 14th, 2019. Discussion ensued regarding closing this public hearing, when updated materials need to be submitted to this Board and continuing the public hearing to a later date.

The Board indicated to Atty. Reidy that if after meeting with the Conservation Commission there is another continuance by ConCom, they would need to submit a letter to this Board requesting a continuance.

The Board asked for any comments from the public.

Concerns from the public included making sure all new submissions are in in a timely manner for review. The Board indicated all materials are to be submitted by February 15, 2019 and those updated materials will be placed on the Board's website. Additional concerns again expressed included: stormwater runoff, mosquito breeding areas, slopes of the site, soil types, issues with erosion, other area towns which have denied solar arrays, whether the applicants considered other areas in town which would be better suited for this. The Board indicated regarding the last item that that would be a question for the Board of Selectmen.

Atty. Tom Lesser – I represent a group of neighbors who are opposed to this project. I agree with Atty. Beaudette that what the Conservation Commission says is important, but also the Planning Board's job is different from ConCom. The special permit criteria, 145-69 a, b, and c is what, along with other items, the applicant needs to prove. He requested that the Planning Board remember this area of the bylaw when making their decision. This project does not meet those criteria.

D. Beaudette wants it known that he is not working as an attorney here, but as a member of the planning board. Atty. Lesser indicated he would correct it to address him as Mr. Beaudette.

S. Garabedian – asked the Board when the new design plans would be submitted. He reminded and requested the Board make sure to give enough time on the applicant's submissions as he research's their submissions. This requires a lot of time and effort to do this well and have the correct summary of materials and data. Please give us enough time for this.

The Board again discussed closing the public hearing or continuing the public hearing waiting for ConCom's decision. They reminded the applicant that all materials are due in 2 weeks prior to when this would be rescheduled. If not, the Board will not look at it. The Board had hoped ConCom would have made their determination at their last meeting, but they were not ready to do so, so that information is very important to us. Under site plan review we need their input. .

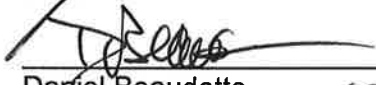
MOTION: M. Hofler to continue the public hearing for a proposed commercial solar photovoltaic installation on Gulf Road, Map 215, Lots 4, 5, 21, 22 and 29 submitted by BWC Scarborough Brook, LLC, 137 Newbury Street, 4th Floor, Boston, MA 02116, as it pertains to bylaw 145-28, Commercial Solar Photovoltaic installations, Site Plan approval 145-27 and Special Permit 145-69 to February 26, 2019 at 7:30 pm. **DISCUSSION:** that all documentation will be submitted to this Board on or before February 12, 2019. **SECOND:** L. Faassen **VOTE:** 5-0-0

MOTION: L. Faassen to adjourn at 8:33 pm. **SECOND:** J.Rosienski **VOTE:** 5-0-0


Meeting adjourned at 8:33 pm



James Natle



Daniel Beaudette



Michael Hofler

Louis Faassen



Justin Rosiensi

(absent)
to sign



OFFICE OF
PLANNING BOARD

Town Of Belchertown

P.O. Box 964

Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

Tuesday December 11, 2018.

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

Elizabeth Pals 44 North St.

Sean Tarpey "

Maurin MacCurdy 53 Two Ponds Rd.

Mark Sprio "

SHANE BAJNOCT W.D. COWLES, INC

Ace Cotton 419 S. GOLF

DAINIS GRABAIS 90 NORTH ST.

Kenneth Elstein 76 North Street

Karen Chrisman 76 North St

Steve Garabedian 803 Federal St.

Julesena Vanderweide 45 Tackett Hill Rd

DENISE PALS

65 ENOCH SANFORD RD

Jail Tramarossa

39 North Main Street

Jim Schmitt

413 S. Gulf Rd



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Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

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

Neil Brigham	480 S. Gulf Rd
Marcia Howard	460 S Gulf Rd
SUSAN ELISE PERRY	363 S. GULF RD
KARL BARRY	363 S GULF RD
Chris Ronkese	11 Two Ponds Rd.
Rebecca Hyatt	283 Gulf Rd
MARY BARNUM	33 MAPLE ST.
KARIN M. CAMITHORT	510 South Gulf Rd.
JOAN SAPERSTAN	579 N. GULF RD



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SIGN IN SHEET - MEETING OF

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

SARINA HAMILTON 498 S. GULF

DAN GREEN 498 S. GULF

Matt Parlon BlueWan

Josh Lortsey BlueWan

C. Lynn Bungsten 37 North St

Jay Alexander 37 North St

Jane Williams 514 Amherst Rd

Denise Barnard 871 Federal

JACK TALCOSS 56 NORTH ST



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

Edwina J. Cruise 615 N. Gulf Rd.

Josette Henschel 579 N. Gulf Rd.

Seth Tranter 81 Gulf Rd

Heidi Doland 401 S Gulf.

Jane Boyle 475 Gulf.

John Chaloff 454 GULF RD.

Deby Rowland 263 Gulf Rd

Mike Potestras 244 Stebbens St

Michael V. V. 71 Gulf rd apt A

Asneley E. Foxon 71 Gulf Road APTA

Sandra Tange 236 Gulf Rd
