

Belchertown Planning Board Minutes
Tuesday December 20, 2016



Present: Daniel Beaudette, Christopher Laurenzo, Michael Hofler, Donna Lusignan,
James Natle 7:20 PM

Absent: Sierra Pelletier

In Attendance: Doug Albertson, Town Planner

Recording Secretary: Mary Grenier

Guests, public: James Hayward; Walter Ohanian, Michael Cucchiara, Grantham Group; Dan DeLany, Fuss and O'Neill, Inc.; Bill Terry, EDIC; Claire O'Neill, MassDevelopment; Sean Simmer, Universal Forest Products; Chanya Sae-Eaw.

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

7:00 PM Appointment: James Hayward was present to discuss the special permit granted to him on November 14, 2006, for earth removal. The special permit allowed Mr. Hayward to remove sand from one lot at a time on his Allen Street building lots. The removal has not been happening that way. The special permit was last extended on December 10, 2013, and expired November 14, 2015.

Mr. Hayward addressed the Board and said that he anticipated completion of the sand removal process by the end of next year (2017). He further explained that the 2 lots in the rear are approximately 85% complete and the 3 front lots are ready for final grading.

There is sufficient topsoil on site to do the final grading. These lots are ready to be built upon in the spring 2017. M. Hofler said that the special permit was to remove earth from one lot at a time. There have been several extensions of the special permit, but almost no other communication from Mr. Hayward. D. Lusignan said that the special permit required quarterly reports which the Board has not received. Mr. Hayward said he thought Sherman & Frydryk were sending the reports.

Mr. Hayward said that the front lots have an earthen barrier along the street as a buffer from the sand pit. D. Beaudette asked if there have been any problems with trespassing out there. Mr. Hayward said that there have been a few trespassers and minor damage. D. Beaudette said that he does not want Mr. Hayward to leave any unsafe conditions there. C. Laurenzo asked that he keep the 50' right-of-way to the rear lots. Mr. Hayward said that it will remain as it is part of the back estate lot. **Motion:** D. Lusignan To extend the special permit; the board will visit the site in June 2017; Board would like a mid-year inspection report; the special permit will be extended retroactively November 14, 2015 with the new expiration date November 14, 2017. **Second:** D. Beaudette. **Vote:** 4-0-0

7:30 PM Appointment: Grantham Group, Christopher Heights site plan amendments: Walter Ohanian, Director of Assisted Living addressed the Board and said that the low income housing tax credits were awarded in August 2016. They are receiving a lot of support for this project and hope to break ground in the spring 2017. Brian Laroche, Project Manager, explained to

the Board that they have redesigned the storm water and reorganized the parking to better lay out the site. They have designed bio-retention ponds and rain gardens to deal with storm water. The Board was shown pictures of other Christopher Heights projects throughout Massachusetts that show the landscaping that will be used for the Belchertown project. The project is focusing on greener space around the facility. Dan DeLany of Fuss & O'Neill explained the new drainage design and said that it was a big improvement from the original submitted. M. Hofler asked why they only need 42 parking spaces. Mr. Ohanian explained that the average age of a resident is 88 yrs. old. By the time a resident comes to this facility there is a reason they are not able to live alone or without assistance. Most are not driving by this time. There will be 12-15 full time employees which will leave 20+ parking spaces for visitors. There is an area that can be used for additional parking spaces if needed. Their research of other facilities shows that there will be enough parking for this facility. D. Lusignan asked about holidays etc. when the residents will have more visitors and when there are special functions. Mr. Ohanian said that a plan B would be to ask the nearby council on aging or police station to use their parking if such a condition arises but stated that they have never had any issues with the other Christopher Heights facilities in this matter. D. Lusignan asked why the sidewalk went from 5' to 10' near the entry. It was explained that 10' wide sidewalks were to make it easier for ambulances. D. Lusignan asked about the lighting. There are to be 18' – 20' pole mounted lights around the parking lot. D. Lusignan said that she still had concerns over the parking. The construction plans will be completed next month. Tighe & Bond will review the drainage design. Nothing has changed with the building, storm water and landscaping is all that has been modified. D. Lusignan asked about the Operation and Maintenance Plan; Mr. Ohanian said this will be submitted with the construction permit. D. Beaudette questioned the safety of the bio-retention basins and feels there should be a fence around them. He does not care about the design of the fence but believes a fence is necessary as a warning. He considers this an "attractive nuisance" and under the law those need to be fenced. The Board will put site plan amendments to a vote after they receive the Tighe & Bond review. The Board asks that the following issues be addressed: 1) fences around basins, 2) Operation and Maintenance Plan, 3) changing the 5' sidewalk to 6', and 4) calculations for the paved area.

Action Item: Certificate of Consistency for State School Development: Claire O'Neill VP of Planning and Development for Mass Development and Bill Terry of BEDIC were present to ask the Board to certify that the proposed Belchertown Day School project is consistent with the approved BEDIC development plan. The Day School is looking at a 1.5 acre site on the old State School property. They are proposing new construction of a seven to ten thousand square foot building. **Motion:** J. Natle that the Planning Board certifies that the proposed Belchertown Day School meets the EDIC development plan approved by town meeting. **Second:** D. Lusignan. **Vote:** 5-0-0 D. Albertson will send a letter to the Commissioner of DCAMM to this effect.

8:00 PM Appointment: Sean Simmer, Universal Forest Products, addressed the Board. He has an open storage shed on the property that they are interested in converting into an industrial packaging work area. They would enclose the building, and add a concrete floor and new doors. It will be re-wired for the change. They are not changing the footprint, and

will meet all building code requirements. Mr. Simmer handed the Board plans. Mr. Simmer said they have an engineer looking at the building to see what will be needed to convert the storage building into an industrial packaging area. D. Beaudette said that they would not need Planning Board consent for this project; it is interior modifications and not new construction or expansion. The Board agreed. Mr. Simmer was thanked for coming in.

ANR Pride Limited Partnership, State Street, Map 250 Lot 39. J. Natle said all the paperwork was in order. Lot E will be 1.32 acres and lot B will be 26.75 acres. **Motion:** J. Natle to endorse the ANR for Pride Limited Partnership to make 2 parcels out of 1 located on State Street Map 250 Lot 39; **Second:** D. Beaudette; **Vote:** 5-0-0. C. Lorenzo wanted it noted that he has concerns over the storm water run-off on the property, catch basins run down through the parking lot area. It could be a problem in the future. It was agreed that this concern does not pertain to an ANR; this will be a concern for the owner when the property is re-used.

Minutes: **Motion:** D. Beaudette moved to accept the meeting minutes of November 9, 2016, as written. **Second:** D. Lusignan. **Vote:** 4-0-1 C. Lorenzo abstained, he had not been present at meeting.

The Board had a copy of Town Counsel's opinion on the applicability of local zoning on state property leased to the New England Small Farm Institute. ZEO Paul Adzima had issued a cease and desist order for a poultry slaughter operation based on this, and the New England Small Farm Institute has appealed that order to the ZBA. The planning board's recommendation to the ZBA was that counsel's opinion should be in writing. D. Beaudette said that this opinion is what they recommended. No other discussion ensued.

Town Planner Report: D. Albertson reported to the Board that James Hayward has posted the \$15,000 that was due on the performance guarantee for Willow Lane.

The Massachusetts Department of Housing and Community Development have sent their record of subsidized housing in Belchertown. There have been no changes in 2016, but Mill Hollow Apartments expires this year. If Mill Hollow does not remain on the list and does not offer subsidized housing, there will be 60 units out taken out of the inventory. D. Albertson will check into this.

D. Albertson has been working with Healthy Hampshire and has done a walking tour of Foley Field and Lake Wallace to discuss accessibility. He has also reported on the Quaboag Regional Transportation Committee to improve transit accessibility between Ware and Belchertown.

D. Albertson will be working on the year-end town report.

Members Report: Board members had nothing additional to report.

J. Natle wished a Happy Holidays and Happy New Year to the listening audience.

Motion: J. Natle to close the meeting at 9:45 PM **Second:** D. Lusignan. **Vote:** 5-0-0

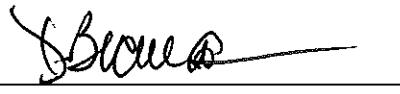


Michael Hofler, Chairman

James Natle



Donna Lusignan



Daniel Beaudette

Christopher Lorenzo