

Belchertown Planning Board
Minutes – Tuesday – February 13, 2018



Members present: James Natle, Daniel Beaudette, Sierra Pelletier, Mark Spiro and Eric Wojtowicz,
(alternate for special permits)
Absent: Michael Hofler, Chairman
Staff: Doug Albertson, Town Planner, and Lynn Sikes, Minutes
Present: Kathy Brunetti, Dino Brunetti, Keith Bodley, Cathy Bodley and Jen Turner

7:00 pm –D. Beaudette, Vice Chair, opened the meeting as M. Hofler, Chair, is absent this evening. He welcomed everyone and read the agenda into the record.

7:01 pm – Jen Turner of the Belchertown Arts Council came before the Board this evening to discuss the Arts Council and their work. One of the items she discussed involved the issues they are having finding venues for their artwork to be displayed. They have looked into the schools, senior center, recreation center, Christopher Heights, the old Tadgell School and the State school. Repair costs and ADA compliance eliminate most buildings from use. They would like to have an area to display and hang their work for the public to see. Preferably in a high traffic area. The council is comprised of 9 members appointed by the Board of Selectmen and there are approximately 47 local artists that have art work for display. Unlike Belchertown, Three Rivers and Palmer have many downtown storefronts where work can be displayed. These issues, along with grants, outdoor venues, the current Community Plan and other thoughts for display areas were discussed.

Ms. Turner thanked the Board for their time and left the meeting at 7:22 pm.

7:23 pm – Kathy and Dino Brunetti addressed the Board for an informal discussion regarding accessory apartments. Their daughter lives in a small cottage at 73 Metacomet Street. On the property, by Special Permit dated August 22, 2002, is a detached garage with an apartment above it where their son resides. They would like to add a 30 x 30 Addition/Accessory apartment on the side of the detached garage. The Board discussed the accessory apartment bylaw with the Brunettis and the current constraints that it poses which would not allow what they would like to do. The Board suggested they watch for the public hearing where a possible change to the current bylaw language will be proposed and follow that outcome and/or attend the meeting.

The Brunettis thanked the Board for their time and left the meeting at 7:48 pm.

7:45 pm - Keith and Cathy Bodley addressed the Board with a similar story for an accessory apartment at their home. They have not filed an application so this is an informal discussion. They would like to finish their basement into a 1600 square foot accessory apartment for their son to live. The current bylaw only allows 600 square feet. To comply with the current Accessory Apartment bylaw they would need to change the interior design of the space and they do not want to do that. The change that would occur in the assessed value of their property was also discussed. They discussed their options with the Board. They understand the restrictions and what they would need to do to meet the current bylaw. They were also invited to come before the public hearing to explain their concerns.

They thanked the Board and left the meeting at 7:58 pm

8:00 pm - James Hayward is requesting to reduce the existing performance guarantee for Jason's Way subdivision in the amount of \$15,000.00 leaving \$20,108.18 in the performance agreement on this subdivision. The Board discussed the request of release of cash along with the work that needs to be completed prior to full release of the subdivision. The Board discussed the request and reviewed the work to complete the subdivision.

MOTION: D.Beaudette to approve the application for partial release of money to James Hayward for \$15,000.00 for work performed on Jason's Way (Wood's Edge Road) subdivision and we hold \$20,107.18 to cover remaining work to be completed prior to release of the subdivision as referenced in DPW Memorandum dated January 4, 2018. **SECOND:** J.Natle No Discussion **VOTE:** 4-0-0

Right of First Refusal – Boshko Belchertown Realty Trust, Chapter 61B – The Board of Selectmen has received notification from Attorney Alfred Albano, representing the owner for the sale of Pine Street, Map 271, Lot 59, containing .918 acres and Franklin Street, Map 272, Lot 81.04/Parcel A containing .0281 acres presently enrolled under Chapter 61B and whether to take action on its Right of First Refusal. The Planning Board discussed the request and Chapter 61B status. Lot 81.04/Parcel A, Map 272, Franklin Street with .0281 acres is being sold to an abutter for a price of \$5,000.00. The second parcel, Franklin Street, Map 271, Lot 59 with .918 acres does not have a buyer or sale price identified. Until there is a contract they have not triggered the Right of First Refusal. The Town cannot give release until they do. We will recommend back to the Board of Selectmen that until that portion is submitted it is not correct

MOTION: J.Natle to recommend to the Board of Selectmen that they do not enact the town's right of first refusal on the Boshko Belchertown Realty Trust, Map 272, Lot 81.04, Parcel A, Franklin Street, .0281 acres. **SECOND:** S.Pelletier **Discussion:** We will make it clear to the Board of Selectmen that we are acting only on Lot 81.04/Parcel A, Map 272, Franklin Street, as amended. **VOTE:** 4-0-0

Bills were endorsed.

Minutes of January 23, 2018. **MOTION:** S.Pelletier to accept the minutes of January 23, 2018 as written. **SECOND:** M.Spiro No Discussion **VOTE:** 3-1-0 (J.Natle absent for that meeting)

Town Planner Report:

- No update on 122 Federal Street, Federal OP, LLC, Sunoco station.
- The Garden Center has submitted their updated site plan and I have distributed it. We will look at this at our next meeting.
- Rough draft of marijuana bylaw coming. I'll get it out to other departments for comments.
- The Municipal Vulnerability Preparedness Grant group met. An overview was given to extend our current hazardous mitigation plan. There was a good discussion held regarding climate changes etc. There will be one more public forum and then Diane will draft out a plan from all the input.
- The Trail application for a recreational trail grant from the State is due Thursday. I've been working to get that out to get more money for the first stage of the project. The grant peaks out at 75,000. We are collaborating with NESFI as they were also going for this grant, this way we are not competing for the grant.
- The Accessory apartment bylaw continues to be worked on
- The zone change for 1100 Federal Street which was approved over 6 months ago needs a second public hearing due to timing. We have scheduled that for March 27, 2018.

Members report:

- S.Pelletier I attended the PVPC meeting last week. They have released their budget but it has not been voted on. There will also be a CPTC (Citizen Planner Training Collaborative) Spring Conference March 17, 2018 held at Holy Cross College, Worcester.
- They discussed climate changes along with mosquito control. Previously we did not have a control district in this county, but now we do.
- The rail service was also discussed.

D.Albertson - Governor Baker is looking into a program to produce more affordable housing. There was an entire session at PVPC on this. We will watch to see how this plays out.

MOTION: J.Natle to adjourn the meeting at 8:30 pm. **SECOND:** M.Spiro VOTE: 4-0-0

Meeting adjourned at 8:30 pm



Daniel Beaudette



James Natle



Sierra Pelletier



Mark Spiro



OFFICE OF
PLANNING BOARD

Town Of Belchertown

P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

February 13, 2018 - Tuesday

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

Jan Turner, Belchertown Council 364 Rockrimon St
Kathy & Dino Brunetti 13 Metacomb St.
Keith + Cathy Bailey 21 Meadow Pond
