

Belchertown Planning Board Minutes  
Tuesday, February 14, 2017



Members present: Michael Hofler, Donna Lusignan, Daniel Beaudette, James Natle, Chris Lorenzo, and  
Sierra Pelletier (Alternate voting member)  
Staff: Douglas Albertson, Town Planner; Lynn Sikes, Minutes  
Present: Eric Wojtowicz, Sue & Marty Denette, Andrey Korchevskiy, Tim Smith

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**7:00PM** ~ Chairman Mike Hofler opened the meeting and read the agenda into the record. There will be an additional discussion item, for informational purposes only, from Dwight Chapel/Christ Community Church regarding an existing radio antenna height increase.

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**Public Hearing Reopened:** The continuation of the Public Hearing from January 10, 2017, for the Bell Property Corp., for “Woodland Estates, Woodland Lane, Proposed Residential Subdivision” off Bardwell Street, Assessors Map 268, Lots 24.06, 25 and 22 is reopened. Andrey Korchevskiy, representative for Bell Property Corp. was present and addressed the Board. They are working on the traffic study and would like to postpone the Hearing for another four weeks in order to complete it. They would like to come before the Board on March 28, 2017. This should give them the time to complete what the board had requested. M. Hofler requested the applicant make sure details regarding the line of sight easement on left side of subdivision is addressed by the traffic study. This is specifically on Lot B and C when vehicles exit the Street.

M. Hofler opened the public hearing to the public. At this time no one had questions for the Board regarding the project.

**Motion:** C. Lorenzo moved to continue the public hearing until March 28, 2017. **Second:** D. Lusignan, **VOTE:** 5-0-0 **AMEND MOTION:** C. Lorenzo moved to continue the public hearing until March 28, 2017 at 7:00 p.m. **SECOND:** D. Lusignan **VOTE:** 5-0-0 on amended motion.

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Timothy Smith, Asst. Pastor of Dwight Chapel, Christ Community Church addressed the Board. He is here to let the Board know of the Church’s plans. They will be taking out a building permit to replace their existing 78’ radio antenna with a new serviceable antenna with a total height of 98 feet. The reason for this is it will give them a radiating antenna so the signal will be extended approximately 5 miles, and they will be able to service it. The current antenna is not a serviceable antenna. The new antenna will be a self-supporting tower and will have no guy wires. It will be installed behind the building. D. Beaudette asked what the fall area is and could it fall into the public road? We recommend this be addressed. Also that safety and security issues should be kept in mind regarding access to the tower. T. Smith said there will be brackets along the building to secure the antenna to it and that even without being attached to the building, the tower would be self-supporting. D. Lusignan inquired as to the removal of the old antenna and recycling measures, lighting and fencing. The applicant stated the old antenna will be removed and parts recycled and there is no lighting on the structure. D. Lusignan indicated that fencing around the base would be beneficial to make sure it is not accessible to children. M. Hofler summed up that: Lights,

not just aviation warning lights but status lights, LEDs, etc., should not become a nuisance; the fall zone needs be addressed so as not to endanger the public; and the attractive nuisance be properly protected (climb proof/fencing). Other than these concerns there is no approval or recommendations required. M. Hofler thanked Pastor Smith for coming before the board.

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**Right of First Refusal** – Chapter 61 Recommendation, Allen Street, Map 107, parcel 27.01 applicant Mary A. Mader. This request was forwarded from the Board of Selectmen to review for Right of First Refusal consisting of one acre of vacant land situated to the rear of 366 Allen Street, Belchertown, MA; being depicted on survey attached to Purchase and Sale Agreement listed as Exhibit “A”, as Lot 2, 43,564(+or-) sq.ft., between Mary A. Mader, 683 E. Pleasant Street, Amherst, MA & Daniel Q. Walker et ux, 366 Allen Street, Belchertown, MA. The Board discussed the plan. D. Albertson indicated this is a very small piece of a much larger piece which the town is looking into buying for a town forest. The Conservation Commission did not receive their first grant application so they are looking into other grants. Removal of this one acre parcel would not affect the conservation project negatively and buying it would not benefit the town. The remaining land will remain in Chapter 61.

**MOTION:** D. Beaudette recommend to the Board of Selectmen that the Town of Belchertown NOT exercise the Right of First Refusal for the land described in the Purchase & Sale Agreement dated December 5, 2016, between Mary A. Mader & Daniel Q. Walker et ux., as Lot 2, 43,564 (+or-). **Second:** C. Laurenzo **Vote** 5-0-0

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M. Hofler read a letter from the Board of Selectmen to the Planning Board re: Sheffield Estates, dated February 13, 2017. Their request was addressed at the January 24, 2017 Planning Board meeting. D. Lusignan quoted from those minutes, “To recommend the Board of Selectmen lay out the roads within Sheffield Estates subdivision: Sheffield Drive, Lexington Drive, Spring Hill Road and Waterford Drive; as public ways. Easements will be addressed after town meeting.”

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**MOTION:** D. Lusignan moved to approve the meeting minutes of January 24, 2017 as read with those members present. **Second:** D. Beaudette **VOTE:** 3-0-2

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**Bills were endorsed.**

M. Hofler – in preparation for Town Meeting we have a number of Zoning Bylaw changes to bring before town meeting but first we will need a Public Hearing. The Board reviewed the summary of changes submitted by D. Albertson. Chapter 145 Zoning – Article XII - Wireless Communications Facilities; Language in Site Plan 145-27(B)1; 145-27 F(1)(d); 145-36(F); In Common Drives 145-45C(1) footnote 3; In Dimensional Regulations 145-16 the Table; In Commercial Solar Photovoltaic Installations 145-28B(1).

Zone change for several properties on Old Amherst Road that are presently split by the B2 zone and AG-B zone. Having two zones on a parcel causes problems for the owners. The intention is to have the zone boundaries follow the parcel boundaries. We would send property owners a letter explaining the proposal.

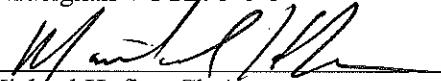
The Board will go through all changes and discuss at the February 28, 2017, Planning Board meeting. D. Albertson indicated this needs to be accomplished no later than April to be ready for public hearing and for town meeting.


**Town Planner Report:** - At our February 28<sup>th</sup> meeting Bob Bolduc will be in to discuss the Pride site plan. Their traffic engineer is working on it now. D. Lusignan will look into the detention basin and who is responsible for it.

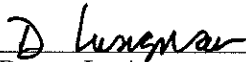
- Christopher Heights has completed all issues with us.
- We received a \$4000.00 grant for the trail design around Lake Wallace. Our intern, Eric, will be doing some outreach work. US Fisheries and Wildlife is also looking into doing an "Adopt a Habitat" with it.

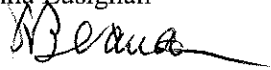
**Member's Report.** – No Reports

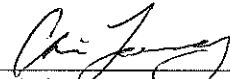
**MOTION TO ADJOURN** J. Natle 9:02 PM. **Second:** D. Lusignan VOTE: 5-0-0

  
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Michael Hofler, Chairman

  
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James Natle

  
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Donna Lusignan

  
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Daniel Beaudette

  
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Chris Laurenzo