Planning Board members: Daniel Beaudette, Michael Hofler, Donna Lusignan, James Natle, Sierra Pelletier
Alternate Voting Member for Special Permits.

Staff: Douglas Albertson Town Planner, Susan Gay

Present: Alan Clark, Neil Jackson

J. Natle Vice Chairman of the Planning Board opened the meeting

Motion D. Lusignan to approve the minutes of Feb. 09, 2016, Second D. Beaudette, Vote 4-0-0;
Executive session minutes were brought up and it was decided the board would vote when a full board was present.

Time slips and bills were endorsed.

James Natle, Vice Chair, re-opened the public hearing for a Site Plan by applicant 20 Stadler Street LLC, new construction for a day care facility on Stadler St., Map 250, Lot 6. Applicant Alan Clark was present with an updated version of the layout of the building. The board reviewed it and agreed the revision is a significant improvement. It was noted that this revision would be the version that Paul Adzima, Inspection Services and Building Inspector, would get for the construction of the building.

Motion D. Beaudette to close the public hearing for a site plan for 20 Stadler Street, LLC, for new construction for a day care facility, Second M. Hofler, Vote 4-0-0;

Motion D. Lusignan to approve with elevations/ façade drawings dated 2/15/16, a site plan as submitted by applicant 20 Stadler Street address 432 State Street; owner GB Jackson Brothers Revocable Trust, Second D. Beaudette, Vote 4-0-0. S. Pelletier came in at this time.

The ANR plan submitted by applicant D. Besancon for Allen Street was formally withdrawn. D. Besancon sent an email and noted he has some revisions to make prior to resubmitting to the board for their review.

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A letter from Paul Lussier, developer of subdivision Trillium Way off Gold Street, which is requesting a release of Lot “4”. D. Albertson provided a map showing lots that are sold and lots that are left. Form F, application for partial release and/or exchange of performance guarantee or covenants was also submitted by the applicant, noting that covenants are filed with the Hampshire Registry of Deeds, Book 9535, Pg. 124.

D. Albertson said the items left for completion are topcoat, curb, as-builts, legal descriptions and bounds. A memo and a revised Form G (performance guarantee control form) signed by S. Williams on 2-17-16, notes a new balance to complete the subdivision is $57,815. D. Albertson said the Town still has two lots under covenant for this subdivision. P. Lussier informed D. Albertson he has hired Sherman and Frydryk to install the bounds and draw the as-builts in completion of and acceptance of the subdivision way.

Motion M. Hofler to release lot #4 (assessor 18.08), Trillium Way subdivision off Gold Street, Belchertown, Second D. Lusignan, Vote 4-0-0.
Zoning Board of Appeals – applicant Arthur J. Bessette, 90 Channel Drive, appealing the Building Inspector’s denial of a building permit at 88 Channel Drive, Map 101, parcel 44. The board reviewed the application at their Feb. 09, 2016, meeting for a special permit and variance, and so they were familiar with the property and the issues with it.

The board discussed that the request for a building permit was straightforward for the building inspector as he cannot give a permit to allow two houses on one lot. Therefore the board made a recommendation to the Zoning Board of Appeals for this appeal.

Motion D. Beaudette to uphold the decision of the Building Inspector. Two houses cannot be on a singular lot. Only one house is allowed per lot with specific lot dimensions, on a town way, or a subdivision plan would be necessary. This lot is non-conforming which does not meet the requirements for an “Approval Not Required for a Subdivision” plan nor building codes, Second M. Hofler, Vote 4-0-0.

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Other items:
The board will do an overview of a draft for “wind energy” to be placed in Chapter 145 Zoning Bylaw. D. Albertson will send out the draft to members. This will be discussed at a future meeting and then brought to the Annual Town Meeting held in May 2016. A brief discussion was held on various items dealing with clean energy for the Town of Belchertown and State of Massachusetts.

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The board noted they’d also like to revise the Zoning Bylaw for wireless communication towers, to build in peer review for areas such as radio frequency coverage.

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D. Albertson noted Nelson Eusebio, the owner of Nelson’s Barber Shop on North Main Street, wants to add a fourth barber chair. The approval form said he’d have to show the appropriate number of parking spaces to add to the business. This information will be passed along to Mr. Eusebio.

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D. Beaudette, who is the commissioner to the Pioneer Valley Planning Commission, said he had attended the PVPC’s recent meeting. He reported that there will be an increase to per capita assessment cost. The assessment will increase 375/1000 (375 mils), from 15.0 cents to 15.375 cents per capita, an increase of about $50 per year. Most of the PVPC’s budget is covered by grants which provide services. Also discussed this year’s version of the land use reform bill. One item within the bill is so-called impact fees, which is a way to have a developer share in the costs to the town as a result of their developments, rather than the taxpayers doing the cost replacement. These costs show up in the way of Fire, Police, as well as library and schools.

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The DART project for a vision of the town’s future held a forum in the high school cafeteria on Feb. 22nd. The people on the project have received input and ideas from town’s people for the area between the town common and the court house. They will put the information together and on Feb. 24, 2016 in the same space, they will report their findings and recommendations.

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Motion D. Beaudette to adjourn @8.05 pm, Second D. Lusignan, Vote 4-0-0

[Signatures]