

Belchertown Planning Board Minutes  
February 23, 2016



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

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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.

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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.

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The ANR plan submitted by applicant D. Besancon for Allen Street was formally withdrawn.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.

