

Belchertown Planning Board
Minutes – Tuesday – February 25, 2020



Members present: James Natle, Michael Hofler, Daniel Beaudette, Alice Knittel and Elizabeth Pols
(alternate voting member)
Absent: Justin Rosiensi
Staff: Doug Albertson, Town Planner and Lynn Sikes, Minutes

Audience Present: Andrey Korchevskiy, Sean Tarpey, Diane Mas and Kevin Flood of Fuss & O'Neill, Richard Poissant, Todd Hubbard, Kevin Williams of Belchertown Water District, Samuel Joyal of Belchertown Water District and Gary Brougham, Town Administrator and Belchertown Water District.

7:00 pm –J. Natle, Chairman, opened the meeting, welcomed everyone and read the agenda into the record. There are two continued Public Hearings this evening, one regarding an application for a proposed Definitive Subdivision located off Gulf Road and a continued Public Hearing regarding a Common Drive special permit off Woodland Lane.

7:00 pm - J. Natle, Chairman, reopened the continued Public Hearing for a common drive special permit application submitted by Bell Property Corp., c/o Andrey Korchevskiy, Woodland Lane and No. Washington Street, Map 268, Lots 25.12 and 22, located in the AG-A zone. The proposed project is shown on the plans entitled "Common Drive Development" prepared by R. Levesque Associates, Inc., dated December 13, 2019 and will serve five (5) residential lots created from the parent parcel #22 through the frontage of Lot N on Woodland Lane. The public hearing is now reopened.

A. Knittel submitted a letter indicating her absence at the last session of this public hearing, and attesting she has reviewed the minutes of that meeting and is up to date on this matter.

J. Natle appointed Elizabeth Pols, alternate voting member for special permits, to hear and act on the Bell Property application as this requires a Super Majority vote and one of our members is absent this evening. She also attended the February 11, 2020 meeting where this was discussed.

J. Natle reminded the audience of the status on this matter and what they had requested the applicant to return to the Board with from the previous meeting.

The Board is in agreement with all that has now been submitted. The Board reminded the applicant that going forward please adhere exactly to what is requested in the bylaw, specifically to a Homeowners Association Agreement.

Waiver being requested is for Section 145-44A (4) where the common drive shall enter from the same public way, which serves as frontage for the lots in the common drive development. This common drive will access from Woodland Lane. This is due to the unique circumstance of a wetland resource area along the lot frontage on No. Washington Street.

The meeting was opened to the Public for comments. No comments.

MOTION: D. Beaudette to close the public hearing regarding a common drive special permit application submitted by Bell Property Corp., c/o Andrey Korchevskiy, Woodland Lane and No.

Washington Street, Map 268, Lots 25.12 and 22, located in the AG-A zone. **SECOND:** M. Hofler.
No Discussion **VOTE:** 5-0-0

MOTION: **D. Beaudette to grant the waiver being requested** for Woodland Lane common Drive regarding Section 145-44A (4) to allow access from Woodland Lane and not the public way, which serves as frontage for the lots in the common drive development. There are unique circumstances of a wetland resource area along the lot frontage on No. Washington Street. **SECOND:** M.Hofler
No Discussion **VOTE:** 5-0-0

MOTION: **D. Beaudette** to grant the common drive special permit application submitted by Bell Property Corp., c/o Andrey Korchevskiy, Woodland Lane and No. Washington Street, Map 268, Lots 25.12 and 22, located in the AG-A zone. **SECOND:** A.Knittel **No Discussion VOTE:** 5-0-0

ANR: – Lenox Homes, LLC, c/o Andrey Korchevskiy, Map 268, Lots FF1 and FF2, submitted by R.Levesque Associates Inc., plan dated February 25, 2020, to reconfigure lot lines for Map 268, Lots FF1 and FF2, creating Parcel A of .233 acres which will be incorporated into Lot FF1 (Assessors will assign lot numbers later), accompanied by a Form A application received February 25, 2020. The Board reviewed and discussed the application and map.

M.Hofler asked who owns lot DD, one of the abutters which has not been identified. Though this will not hold up the approval, it should be noted for any future submissions.

MOTION: **J.Natle** to endorse the ANR for **Lenox Homes, LLC, c/o Andrey Korchevskiy, Map 268, Lots FF1 and FF2**, submitted by R.Levesque Associates Inc., plan dated February 25, 2020, to reconfigure lot lines for Map 268, Lots FF1 and FF2, creating Parcel A of .233 acres which will be incorporated into Lot FF1 (Assessors will assign lot numbers later). **SECOND:** A. Knittel **No Discussion:** this is a simple internal boundary change, though all abutters not indicated, we will not hold up the approval. **VOTE:** 4-0-0

7:05 pm – J. Natle, Chair, reopened the Public Hearing for a proposed Definitive Subdivision named Great Hills Subdivision, located east of Gulf Road, Map 206 Lots 26, 27, 44 and Map 214 Lots 25, 30, 31, 32, 33, 57, 58, 59, 60, 61 and 62 and Map 215 Lots 3, 4, 5, 17, 21, 22, 23, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 and Map 219 Lots 4, 5, 8 and 21, submitted by W.D. Cowls, Inc., c/o Thomas R. Reidy, Esq., 6 South East Street, Amherst, MA 01002, as it pertains to Subdivision regulations 270. The public hearing is now reopened.

Atty. T. Reidy, representing W.D. Cowls, Inc., has submitted a letter via electronic mail dated February 24, 2020, requesting a continuation until March 24, 2020 on this matter. The Board discussed the request. The applicant is continuing to work with Tighe & Bond and awaiting Conservation Commission input, without that input they need to request a delay.

MOTION: M. Hofler to continue the Public Hearing regarding five preliminary subdivision application plans before us **Subdivision named Great Hills Subdivision** located east of Gulf Road, Map 206 Lots 26, 27, 44 and Map 214 Lots 25, 30, 31, 32, 33, 57, 58, 59, 60, 61 and 62 and Map 215 Lots 3, 4, 5, 17, 21, 22, 23, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 and Map 219 Lots 4, 5, 8 and 21 submitted by W.D. Cowls, Inc., to March 24, 2020 at 7:30 pm. **SECOND:** A.Knittel **NO DISCUSSION VOTE:** 4-0-0

D.Beaudette recused himself from the following meeting item. He left the meeting.

Site Plan Approval for the Belchertown Water District, 18 Park Street, to replace the existing water tower with a new water tower. The Water District has submitted a site plan for approval. The Board discussed the application. Several water district members are in attendance along with Diane Mas and Kevin Flood of Fuss O'Neill who discussed the project with the Board.

Items reviewed included setbacks, the placement of the new tower, storm water, the current easement and the easement which will be in place going forward, the variance the ZBA granted for the setback, parking, safety and traffic. It was noted that the current plan submitted is not the finalized plan.

The Board requested they submit the following five items to D. Albertson. The Board indicated with those five items they would look favorably on the application.

- Updated/final plan;
- Address any runoff of impervious surface area and any storm water runoff issue;
- The fence design and location, refer to bylaw 145-21 standards;
- The details on the legal easement;
- Detailing of the dimensional width for 2-way traffic between the pavement and fencing/bollards/10x10 concrete pad.

If the above can be submitted prior to the next Board meeting of March 10, the Board can vote on approval at that meeting.

They will be meeting with the Historic District Bylaw Commission on February 26. They thanked the Board for their time.

8:10 pm D. Beaudette returned to the meeting.

Minutes of February 11, 2020. MOTION: M. Hofer to accept the minutes of February 11, 2020 as written. **SECOND:** D. Beaudette No Discussion **VOTE:** 3-0-1 (A. Knittel was absent and J. Rosiensi is absent this evening)

Bills were endorsed.

Discussion Item: - Marijuana bylaw 145-29.2 – D. Beaudette drafted a letter from the Planning Board to the Select Board summarizing the joint meeting held between the two boards in December 2018 at which developing this bylaw and the number of licenses that could be issued had been discussed. The board will review it and submit any edits to D. Albertson. At the next meeting it can be reviewed with any edits before sending to the BoS.

D. Beaudette reviewed the matter with the Board. Area towns have put limits on these projects. We need to have this number in place and it needs to be in the bylaw and approved by the Town regarding this number. We need to be proactive on this, not reactive

Town Planner Report

- Tomorrow Sarah Bankert and I will meet with the Recreational Director to discuss accessibility planning. We believe that department would be a primary beneficiary for improved accessibility. We will have another team meeting on March 16.
- The Solarize project is moving along quite well. There are 32 contracts to date. The program is good through the end of next month. They may possibly extend that a couple weeks.
- PVPC is continuing the discussion on developing a model commercial solar bylaw. There are still several issues to deal with and it is difficult to nail down these issues with the SMART program and utility aspect of it. We may try to get a utility company to come in and discuss it from their angle.


- We meet with High Peaks Dispensary, LLC on their application for 401 Mill Valley Road. The applicant is working on getting all information in for that meeting.
- We have an accessory apartment special application for our next meeting.
- I am on a subcommittee regarding Resilient Land Initiative for producing the state's land use plan.
- If Wayfinders were to do something at Carriage Grove, this could be to our advantage regarding the Governor's initiative on Housing Choice. If Wayfinders is interested that would increase our affordable housing percentage and we could receive bonus points on state grant applications.
- The Conservation Administrator, E. Cross, continues to draft revisions to the Storm water bylaw. This is being driven by EPA regulations. Fuss and O'Neill is working with us also.
- Regarding Lampson Brook Farm, where the New England Small Farm Institute is, there is pending legislation which would define who owns it and who handles it. I will be reviewing this at next week's PVPC meeting. It would be beneficial to protect that area.

Members Reports:

- M. Hofler reminder to our Board regarding the common drive bylaw. Please review that bylaw and get any revisions in to D. Albertson. Also, please address the homeowner's **mandatory** association agreement.
- D. Beaudette handed in an article regarding tiny houses that was in the Hampshire Gazette
- D. Beaudette had a 2014 Letter regarding subsidized housing data. He will compare this data to 2019. The numbers were looking at the 10-year census.
- D. Beaudette – please send a reminder to the developer for Pepper Ridge. We sent a letter a year ago and have not heard back. Let us carbon copy the President of the Homeowner's Association as well.
- D. Beaudette – from last October there was a discussion between the Homeowner's Association at Summer Hill and the developer. Is that all resolved? D. Albertson indicated it is.

MOTION: D. Beaudette to adjourn at 8:47 pm. **SECOND:** A. Knittel **VOTE:** 4-0-0

Meeting adjourned at 8:47 pm



 James Natle



 Daniel Beaudette



 Michael Hofler



 Alice Knittel

 Elizabeth Pols



OFFICE OF
PLANNING BOARD
Town Of Belchertown

P.O. Box 964
Belchertown, Massachusetts 01007

Tuesday February 25, 2000

SIGN IN SHEET - MEETING OF

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

Sean Tarpen 44 North St

Annex Belchertown

Kevin M. Flood Fuss & O'Neill - Springfield, MA

Richard Poissant 50 BASIS Drive

Diane Mas 170 Spring Field Rd

Todd Hubbard 88 Howard St

Kevin Williams Belchertown Water District

Sammy Joseph Belchertown Water District

GARY BROOKHAM B-TOWN WATER DISTRICT