

Belchertown Planning Board Minutes
Tuesday, February 28, 2017



Members present: Michael Hofler, Donna Lusignan, Daniel Beaudette, James Natle, Chris Laurence, and Sierra Pelletier (Alternate voting member)
Staff: Douglas Albertson, Town Planner; Lynn Sikes, Minutes
Present: Karol Ruszczyk, Owner B'Town Motors, Keith Terry for Sherman & Frydryk, Steve Hill, Bill Terry, Bob Bolduc, Rep. for Pride, LLC., Archie Archible, Chairman of Board of Selectmen, Steve Williams, Director DPW, Gary Brougham, Town Administrator, Rob Morra, RAMA Development, one unknown - (see attached sign in sheet)

7:00PM ~ Chairman Mike Hofler opened the meeting and read the agenda into the record.

Site plan review – Btown Motors, LLC, 141 State Street - Keith Terry, Professional Engineer from Sherman & Frydryk and Karol Ruszczyk, applicant and owner of B 'Town Motors, addressed the Board. They presented their plan showing the existing buildings, the parking areas and entry into the parcel. They propose to remove the apartment building in the front of the business and build a three-bay garage. They would relocate the entrance to the lot to provide a larger used car sale area. They will pave the front section and the rear will be trap rock. They discussed storm water collection to a basin to the rear of the property, and fencing where the property abuts the school's ball field. A stockade fence would be installed up to the vegetation that runs along the backside of the property line. There is an abutting residence on the other side of the site. The applicants have gone before the ZBA because of the property being nonconforming and were granted necessary zoning relief. The site is in the B1 zone. There was discussion of how the garage would be used. Beaudette asked if it would be for the general public; Mr. Ruszczyk responded he would use it to prepare cars for sale and to serve only cars that he had sold, and not the general public. M. Hofler asked the applicants to address comments in the Tighe & Bond peer review letter dated February 21, 2017. Discussion ensued on the 10 comments from Tighe and Bond and Applicant's update on those items. In summary the Board requests:

- Applicant put in writing his actual intent for the business, both now and in the future. Will the business become a full repair shop with more customers rather than only customers who have purchased cars from B'Town Motors? This would become a part of the site plan documentation and determines the basis on which the Board will look at parking, etc.
- Lighting will be recessed in the soffit overhang and will remain lit 24 hours. They will duplicate what is currently there. There will be very small low voltage, electrical lights in the front lot so the cars for sale would be illuminated. The lots are not lit during the night. No lights would illuminate up or out – they would meet Dark Sky standards.
-The physical appearance of the new building with its stone façade and roof line, sky lights, etc. will blend into the existing building. The applicant was asked to identify colors and materials for the new building as they were not identified on the architectural drawings.
- Currently the business holds a used car sales license for 17 cars.
- Disposal of fluids should be addressed along with their storage.
- Confirm the back fencing area – to possibly extend fence to meet the vegetative line; with applicant permission D. Lusignan will conduct a site visit to exam if there is a need. The applicant needs to confirm the installation of a locking, stockade or chain linked gate to be located along the backside of the stockade fenced area

- Confirm location of dumpster and how the dumpster truck will enter the lot, turn around and exit.
- There will be entrance and exit signage.
- Provide a trip generation report
- Existing sign in corner will remain the same. The Board agrees it is a grandfathered non-conforming sign.

The applicant will return on March 14th, 2017 at 7:45pm; The Board thanked both the applicant and his representative, Keith Terry for coming in.

8:37 pm - Bob Bolduc, Pride Stores – Advisor for and founder of Pride, LLC., appeared before the Board with an informal presentation prior to the submittal for site plan approval to build a gasoline station at the intersection of Routes 202 and 21 (State Street and Turkey Hill Road). He presented preliminary conceptual drawings demonstrating the project and seeking to address the board’s concerns prior to peer review and to avoid additional unnecessary expenses-

- There is an ongoing traffic study in this area and the applicant is coordinating their design with MassDOT’s work on State Street (Rte. 202).
- Lighting - all onsite lighting will be LED equipped, recessed and flashed downward. Identified floodlighting and signage comply with Dark Sky standards.
- Catch Basin - Discussion ensued regarding the existing catch basin onsite; specifically lack of maintenance and its improper drainage Mr. Bolduc stated the basin was co-owned between Pride and Tractor and claimed this was the first time he had heard the basin was not draining properly and will look into the matter.
- Entrances and exits were discussed. The Board had concerns regarding a few of the vehicle flow patterns onsite.
- Parking was shown and discussed. The unloading zone located in the area of the drive-up window was not correctly identified on the presented plans. The applicant addressed the Boards questions regarding the turning radii between the unloading zone and drive-up window, front parking areas, handicap spaces and fueling pump areas
- Signage for the project was addressed and identified on the plans. There will be no “moving signs”
- Landscaping (trees/shrubs) was addressed and identified on the plans. The applicant will submit an Operation and Maintenance Plan.
- Snow storage was addressed. Mr. Bolduc stated there is more than ample space amongst the 51 parking spaces that would be utilized for snow storage.
- Pride, LLC will have their own pump station for sewage. The applicant will be providing a separate line to the existing line onsite. S. Williams, Director of DPW, indicated that there is an existing 2” and 4” pipe they will connect into. The engineers are currently working to address these needs and upgrades on this site that need to occur.
- The cross road on the parcel was discussed. Mr. Bolduc indicated that area will be improved when they pave the area. If the Board requires speed bumps be installed they would be happy to do so.

- M. Hofler indicated a waiver from the 24' to 36' curb cut needs to be applied for.
- The northeast side lighting on the building will have a back cutoff on those lights to avoid any visual hazard for traffic for those driving Rte 202 coming from Granby into Belchertown Center.
- The walkways into the store will be installed to meet current ADA Standards for accessibility. The applicant stated the front entrance to the store will be a poured one level pad.
- Mr. Bolduc indicated they have told the State and Town that the regular sidewalks will be put in as part of this project at their expense. He will work with S. Williams as to their location.
- The proposed canopy mimics others currently installed on other Pride stations. It is a flat style roof, handles drainage properly and looks neat and clean as opposed to a gable roof that would block signage and pose drainage problems.
- The color of the building will be a softer hue of blues/greens, similar to their new store being built in Hadley.
- A bus stop area was discussed. PVTA will not drop people off if there are no sidewalks. Mr. Bolduc stated that he would offer PVTA access to Pride's front parking lot area where there is plenty of turnaround space available, but may not wish to use private property. S. Williams indicated that we anticipate a bus stop in the area, we just need to coordinate this effort and have some communication with PVTA regarding their requirements and routes, etc.; progress is being made on this matter.
- The cupola on the top of the building serves aesthetic purposes only and will not provide lighting.

The Board thanked Mr. Bolduc for coming in and expressed their appreciation in the investment he is making in Belchertown.

Discussion Item – R. Morra of RAMA Development, LLC informally addressed the Board regarding his plan to install in a Common Drive off Pine Street with frontage on Franklin Street. He wanted the Board's input and will come before the board for a formal application at a later date. Keith Terry, Engineer with Sherman & Frydryk, LLC, also addressed the Board regarding this design and accompanying map. He explained the reasons why a common drive would be necessary rather than separate driveways off Franklin Street. There will be two waivers required. The first waiver is to come off Pine Street while most of the lots have frontage on Franklin Street – and the second waiver is to shift the common drive away from the center of the right of way for a distance of approximately 150 feet from the entrance off Pine Street to reduce wetland buffer disturbance and avoid the 50 foot wetland buffer. Keith Terry stated the Conservation Commission requires a 50 foot non- disturbed area and this compliance will provide the area needed. Mr. Morra stated he plans on meeting with the Conservation Commission to go over this same plan. There are 5 parcels on Franklin Street and an estate lot which will have frontage on Pine Street. M. Hofler asked them to meet with the town's Fire Chief to determine the needs and the level of protection for water supply and availability for fire protection and also discuss how a fire truck will manage the turnaround down the 600 foot common drive. The drive is relatively flat, as the grade change is not significant, and the applicant stated the driveway will be either be oil and stone or paved. All common drive documentation will be addressed. M. Hofler indicated to make sure signage is addressed and each house is clearly identifiable.

The Board thanked Mr. Morra for coming in before the Board to get their input.

D. Lusignan asked Mr. Morra if he wouldn't mind discussing his ongoing project located on Depot Street where he held a special permit for the construction of duplex condos on four lots, and now has built only one duplex and currently a single unit house. Mr. Morra stated he would be happy to answer any questions regarding the project and its changes. Lusignan asked why he changed from duplexes to a single unit house and Mr. Morra indicated that there had been very little interest in the condos thus having trouble selling them. Therefore, he applied to the ZBA to amend his special permit to change the duplexes to rental units instead of condominium ownership. This amendment was denied, so he instead abandoned the special permit after the first duplex condo. He stated that he was allowed to do so by-right and keeping with the residentially zoned area. D. Lusignan inquired as to what his use was going to be on the two remaining lots and Mr. Morra stated he has not decided on what to do on the remaining two parcels, to date.. D. Lusignan asked, as a matter of courtesy, if he would inform the Planning Office of what his intentions will be when that occurs. Mr. Morra stated he would do so, once decided and D. Lusignan thanked him for the information.

ANR: The Commons Group, LLC, Center Street, Map 243, Lot 114 requesting proposed Parcel(s) A (not a building lot) to be conveyed to and become an integral part of adjoining land of Commons Group, LLC.

Motion: C. Laurenzo to endorse the ANR for Commons Group LLC for Map 243, Lot 114 submitted by Sherman & Frydryk, LLC dated January 9, 2017, to create Proposed Parcel(s) A (not a building lot) to be conveyed to and to become an integral part of adjoining land of Commons Group, LLC. **Second:** D.Beaudette **Vote** 5-0-0

ANR: Thomas & Stephanie Tremblay, Rural Street, Map 241-29 & 252-12 requesting to combine Parcel One and Parcel Two, Map 241-29 and 252-12.

Motion: D. Beaudette to endorse the ANR for Thomas P. & Stephanie M. Tremblay, submitted by Heritage Surveys, Inc. dated February 9, 2017 to combine Parcel One and Parcel Two, Map 241-29 and 252-12 to form one contiguous parcel of land on Rural Street. **Second:** D. Lusignan **Vote** 5-0-0

ANR: Bell Property Corp., Bardwell Street and No. Washington Street, Map 268, Parcels 22, 24 and 25. To create four total lots. D. Lusignan questioned if these lots can be cut out prior to subdivision approval and M. Hofler indicated they are not part of subdivision plans. Also, as noted on Lot FF No. Washington – the plan states “Estate Lot”, but it does have 300 feet on No. Washington Street, so it is a non-estate lot on the drawing. D. Albertson indicated it would be the zoning dimensional regulations that would govern it, not the note.

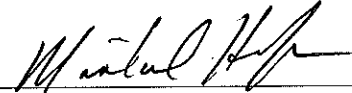
Motion: D. Lusignan to endorse the ANR presented before us by Bell Property Corp., c/o Andrey Korchevskiy, President, Map 268, Parcel 22, 24 & 25 submitted by R. Levesque Associates dated February 13, 2017 to create Four total lots; for lot identification plan purposes, Lot A, Lot B, Lot DD and Lot FF (Assessors will assign lot numbers later). **Second:** J. Natle **Vote** 5-0-0

MOTION: J. Natle to approve the meeting minutes of February 14, 2017 as read with those members present. **Second:** D. Lusignan **VOTE:** 5-0-0


Bills were endorsed.

D. Albertson reminded the Board there will be a Public Hearing at the next meeting for Zoning Bylaw changes and text.

MOTION TO ADJOURN C. Laurenzo moved to adjourn the meeting at 10:30 pm. **Second:** J. Natle
VOTE: 5-0-0



Michael Hofler, Chairman



James Natle



Donna Lusignan



Daniel Beaudette

Chris Laurenzo



OFFICE OF
PLANNING BOARD
Town Of Belchertown

P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

2/28/17

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

Carol Ruszczyk
Diane D'Amico
Jay L. B. [unclear]
Keith Terry, Sherman & Frydryk
Steve Hill
Bill Terry 385 Turkey Hill Rd