



Belchertown Planning Board Minutes
Tuesday, March 28, 2017

Members present: Michael Hofler, Donna Lusignan, Daniel Beaudette, James Natle, Chris Laurenzo, Sierra Pelletier (Alternate Voting Member)

Staff: Douglas Albertson, Town Planner; Lynn Sikes, Minutes

Present: Andy Beall, Bob Dufresne, Ray Cliché, Keith McCormack, Andrey Korchevsky, Eric Wojtowicz (see attached sheet)

7:00PM ~ Chairman Mike Hofler opened the meeting, welcomed everyone and read the agenda into the record. There will be a continued Public Hearing at 7:00 pm. and an additional Public Hearing at 7:45 pm.

The Public Hearing for the definitive subdivision, Woodland Lane, located off Bardwell Street, Map 168, Lots 24.06, 25 and 22 was opened. M. Hofler read into the record the letter the Board received from Robert Levesque, President of R. Levesque Associates, Inc. requesting a continuation of the public hearing until the next Planning Board meeting. Bell Property Corporation has submitted the traffic study and was sent to Tighe & Bond, Inc., for peer review which should be completed by April 11. Mr. Hofler thanked those who came for the public hearing, and added the board will await the peer review. He asked if there were any questions from the public. One resident asked if people could check with the Planning Board office to find out if the next meeting might be continued, and the Board encouraged everyone in attendance to do so.

MOTION: C. Laurenzo to continue the Public Hearing for the definitive subdivision location Bardwell Street, Map 168, Lots 24.06, 25 and 22 until April 11, 2017 at 7:00 pm. **SECOND:** J. Natle **VOTE:** 5-0-0

ANR: Shea Avenue Realty, LLC., 30 Mountain View Drive, Belchertown, MA 01007, applicant and owner, Map 271, Lot 13.06, to create two new lots, Lot 6 and Lot 7. The Board reviewed the application and map as presented.

D. Beaudette questioned the layout and D. Albertson reviewed the plan with the Board. The application has been signed as applicant but not as owner. D. Beaudette requested that as owner should sign also as the owner, even if that person is the same as the applicant.

MOTION: D. Beaudette to endorse the ANR for Shea Avenue Realty, LLC., Map 271, Lot 13.06, hereinafter defined as lot 6 and 7 submitted by Sherman & Frydryk, LLC on March 8, 2017 to create two new lots, Lot 6 and Lot 7. **SECOND:** J. Natle No Discussion. **VOTE** 5-0-0

MOTION: J. Natle to approve minutes of March 16, 2017, as written. **SECOND:** D. Beaudette **VOTE** 4-0-1

Bills were endorsed.

Town Planner Report

- As part of the trail project for the state school and Lake Wallace, a small group of involved people visited the accessible trail at the Conte National Wildlife Refuge in Hadley, off Moody Bridge Road.

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We were led by the refuge Project Leader, who was instrumental in the trail's design and construction. He provided a good sense of how it was built. This is the type of trail we hope to have around Lake Wallace. The Conway School of Landscape Design will conduct their spring design studio to include this and some of the area into the state school campus. We have money from the Healthy Hampshire grant with Mass Development paying the balance for the Conway project. This project will tie in very well with the beginning of construction on the campus.

- Subdivisions – Trillium Way is very close to completion. This was approved in 2001. The neighbors appealed the decision, so it was delayed a few years. When the approval was upheld, the approval then existed under the subdivision regulations of 2001. The developers sold it and P. Lussier has been working at it little by little. There is about \$11,050.00 worth of work left to do, mostly paperwork.
- Application for a zone change for property at 80 Daniel Shays Hwy. has been filed by Kirk Stephens requesting a change from B2 to B1. This public hearing will be held on April 25, 2017.
- Quaboag Connector – This is the regional shuttle for people to get to work or classes and have no transportation. \$1.00 a ride. A rider would call a day or two in advance and reserve a ride. Riders can be picked up where they need to be picked up, and not at a designated spot. We will hold a transit fare later in April to publicize the service. The van will be there and people can learn how to use it.
- Storm water committee update – we have applied for a federal grant to assist in rewriting the storm water bylaw. We sent the grant application out last week.
- Federal census – every 10 years we are all counted. The Mass. Secretary of State is preparing all Town Clerks who oversee this and will be checking all addresses, etc. to count all who live at the address. The town clerk, assistant clerk, building inspector and I attended a seminar on this to see what they will be looking at from our town and the resources available to us.
- Farmland Resources Assessment Project (FRAP) - this is in the very beginning stage. The Kestrel Land Trust is conducting this to get an idea of farming viability and priority farm land to protect.
- Town Meeting, May 8, 2017 - There will be 9 zoning articles at Town Meeting. Each will be a separate article on the warrant. The warrant for town meeting is quite large. We may try and put some of the simple articles together to make it a quicker town meeting.

Members Reports: S. Pelletier – indicated she has one month left for her GIS class.

- J. Natle – asked if there is any news on Pride. D. Albertson, no.
 - M. Hofler – asked if both Verizon towers were up as the police department is looking at putting a receiving station there to allow enhanced communication for officers using hand held radios to relay back to dispatch for better communication. D. Albertson indicated the towers are up and they are waiting for power.
 - C. Lorenzo – asked if the No. Liberty Street solar project has just gravel under the solar panels. D. Albertson said the ground was covered with snow, but that they discussed mowing, so there must be loam there. They still have to finish some work with the railroad and National Grid, and should be live this summer.
 - D. Beaudette – what are they doing at High Bluff subdivision? D. Albertson - they are trying to increase the visibility on that curve. Our amended plan included that. They have renewed the wetland order of conditions and are making progress out there.
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7:45 pm – Public hearing for zone change. M. Hofler read the Public Hearing Notice. This Public Hearing is for a request to change the zoning of the following parcels: Map 203, Parcels 5 and 4, and Map 204 Parcel 11 from both B2 and Ag-B to B2 entirely, and Map 204 Parcels 8 and 9 from both B2 and Ag-B to Ag-B entirely.

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The Public Hearing is now open. M. Hofler indicated the Board will discuss the proposed amendment and then will open to public for discussion. We will then close the Public Hearing and vote on a recommendation to town meeting. At Town Meeting May 8th, 2017 the town will vote on this proposed zoning change. The Board discussed the reason for the change. The current split zone of these properties makes it difficult for the owners to develop them easily; this proposal will have the zone boundary correspond to the lot lines. M. Hofler asked if there is a change in tax assessment. D. Albertson said, no. The assessors base the value on a property's use, not its zone. D. Beaudette indicated he would like to hear from any one here that could be affected. Should we make the Ag-B all B2 instead? Commercial property might provide a higher sale price eventually.

M.Hofler opened the hearing to the public:

- A. Beall, Pelham, MA – he owns Empire Imports and this change would help the business expand. They have outgrown their building and they rent property elsewhere. It would be much better if they could store inventory on their own property. Due to the current zone they can't expand.

- C. McKinnon – She owns lot 9 and would like to sell a residential lot from it. She can't do that now because of the B2 frontage. If it was changed to all Ag-B she could.

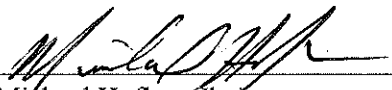
No other public comments – The Public Hearing was closed for discussion at 7:58 pm.

MOTION: D. Beaudette to close the public hearing. **SECOND:** J. Natle No Discussion **VOTE** 5-0-0

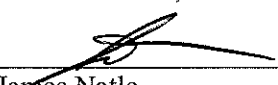
MOTION: J. Natle to recommend that town meeting approve the proposed zone changes on Map 203 Parcels 5 and 4, and Map 204 Parcel 11 from both B2 and Ag-B to B2 entirely, and Map 204 Parcels 8 and 9 from both B2 and Ag-B to Ag-B entirely. **SECOND:** D.Lusignan No Discussion **VOTE:** 5-0-0

M.Hofler thanked the members of the audience for coming.

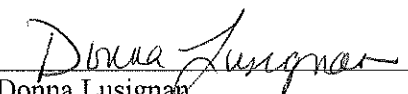
MOTION TO ADJOURN J. Natle moved to adjourn the meeting at 8:02 pm. **Second:** D. Beaudette **VOTE:** 5-0-0



Michael Hofler, Chairman



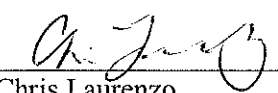
James Natle



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

March 28, 2017

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

Andy Beall	79 Arnold Rd Pelham
Bob DUFRESNE	166 BARDWELL ST
RAY Cliche	190 BARDWELL ST
Keith McCormick	145 Old Amherst Rd.
Andrew Kovacs	97 Bardwell St
Eric Wajkovic	9 Woodhaven Drive