

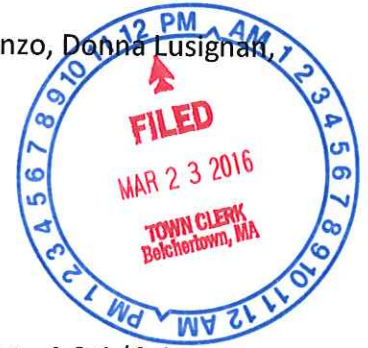
Belchertown Planning Board Minutes

March 08, 2016

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

Staff: Douglas Albertson Town Planner, Susan Gay

Present: Nelson Eusebio (Nelson's Barber Shop)



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C. Laurenzo Chairman opened the meeting

**Motion M.** Hofler to accept the minutes of Feb. 23, 2016, Second D. Lusignan, Vote 4-0-1 (C. Laurenzo abstains);

The board held discussion regarding release of the Executive Session minutes from Dec. 14 and Dec. 22, 2015, as they would then be open to public review. The planning board determined that the issue discussed within these minutes is settled.

**Motion M.** Hofler to approve the Executive Session minutes of Dec. 14, 2015 as written and submitted, Second D. Beaudette, Vote roll call: D. Beaudette: yes, M. Hofler: yes, C. Laurenzo: yes, D. Lusignan: yes, (note J. Natle abstains as he was not present).

**Motion J.** Natle to approve the Executive Session minutes of Dec. 22, 2015 as written, Second D. Beaudette, Vote roll call: D. Beaudette: yes, M. Hofler: yes, C. Laurenzo: yes, J. Natle: yes, D. Lusignan: yes.

Time slips and bills were endorsed.

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ANR plan submitted by applicant Roland Leclerc and Marie Hennessey for Rockrimmon Street was reviewed. The board noted all six signatures were present, Roland Leclerc, Marie Hennessey, Lori Leclerc, Steven Hennessey, Adam Hennessey and Jessica Giancola, on two separate forms.

**Motion J.** Natle to endorse the ANR plan for Roland Leclerc and Marie Hennessey for Rockrimmon Street, Map 263, Lot 59.03, proposed existing lot C/new parcels 1 & 2 to be combined w/Lot C, new Lots E & D, Second D. Beaudette, Vote 5-0-0.

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Nelson Eusebio came to the meeting with a request for a fourth barber chair in his business at 51 North Main Street. A site plan for this business was approved in May 2014. A condition on the approval stated the size is limited to 3 chairs so Mr. Eusebio needed to come back to the board to expand his business. The board needs to be sure there would be enough parking area and would not create traffic conflicts both within the site and with entrance and egress with North Main Street.

Mr. Eusebio had a hand drawn layout of his building and parking spaces. He noted he has 21 parking spaces available, with one available for the Americans Disability Act (ADA) marked and next to the entrance to the building. The board noted this building was originally a residence and so there is one driveway access. They asked if Mr. Eusebio has any issue with congestion or movement onto North Main Street. Mr. Eusebio said there have been no problems.

D. Lusignan conducted a site visit and noted vehicles were parked opposite of the hand drawn layout Mr. Eusebio had presented to the Board. The applicant stated that he would address the owners of those vehicles as to the proper parking procedures on the premises. There is to be no parking in the location along the backside of the lot. In addition, D. Lusignan noted the condition of the gravel parking lot was deteriorated in some areas and needed to be maintained properly for vehicle access. Mr. Eusebio acknowledged they would be repaired.

After the board had all their questions answered, and reviewed the plan Mr. Eusebio submitted, they found it sufficient to allow an additional barber chair. Mr. Eusebio said he could more efficiently move customers in and out, especially on his busy day, Saturday.

**Motion** D. Beaudette to modify the original site plan for Nelson Eusebio for "Nelson's Barber Shop" at 51 North Main Street originally for three barber chairs, to now recognize and allow an additional fourth barber chair for this business, Second J. Natle, Vote 5-0-0.

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A discussion was held regarding sidewalks in subdivisions. The board agreed that the Subdivision Regulations need to be updated regarding sidewalk specifications. The board discussed concrete versus asphalt sidewalks pros and cons. The board started to discuss sidewalk within site plans, and noted that sidewalks on Route 202 (Maple Street) would differ from sidewalks built in a subdivision. A sidewalk on Route 202 would likely have more traffic and concrete may fare best for wear and upkeep. They decided to keep this discussion restricted to subdivisions for now.

The board said they may want to have discretion on whether to waive concrete sidewalks in a subdivision. The Town of Belchertown becomes the owner of sidewalks after a developer completes construction of the subdivision. A well prepared foundation for sidewalks would be in the best interest of the town for safety and to be useful for as long as possible to best protect the interest of the town.

One board member felt a concrete walk has a three time longer life, whereas another member felt it has but a few years more than asphalt. A comment that some sidewalks end up with items such as lamp posts on them, and so renders it useless to some ADA movement was also brought up and how to avoid such issues.

The board felt adding a statement that sidewalks must comply with current American with Disability Act specifications would also cover future changes to the ADA regulations. The board added to that statement, a sidewalk must be a minimum five feet in width, and comply with ADA standards.

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Other items:

A new addition to be proposed for the Zoning Bylaw (Chapter 145) regarding Wind energy was reviewed. There were various versions which the board went through to fit a wind tower into the Town for small scale residential use. The board went over each item and suggested additions or changes to most sections. Town Planner Doug Albertson said he'd put each suggestion and comment into a second draft and send it to members for their review.

M. Hofler will investigate work on small wind towers and whether they produce 100, 200 megawatts or less. In that this bylaw will be to fit a wind tower into a residential area, each item such as noise was

questioned as to how trouble with a tower might be handled, such as noise from a worn part. Members said noise issues should be handled as other noise in a residential area by the zoning enforcement officer. Tower height was also reviewed and the members asked that a definition of "MTH" (maximum tip height) be put into the bylaw. Setbacks for a fall zone was reviewed and having a zone one and one half the tower height would be sufficient. The board noted throughout discussion that this discussion is about small residential wind energy systems and this differs from commercial wind projects.

Another item was brought up, and that was for planning to have the ability to hire a professional engineer to provide specific information regarding towers that may not be something the town engineer can provide. The board may also ask that they have this allowance for wireless communication towers as well.

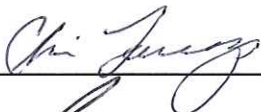

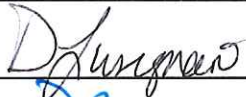

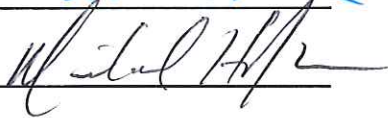
The board noted that if equipment were not kept in adequate condition, they would like to reserve the right to act and request the Building Inspector and the Police Department act on any danger to neighboring residents by a wind tower. A member noted that the town should have reasonable steps to correct a situation in a neighborhood.

Discussed revisions to the sections regarding disassembly and how long a period of time after usefulness of a wind tower must an owner take down a tower. There were some changes to the section and this will be put into timelines and again reviewed by the board members before it is submitted for a public hearing and town meeting. The tower granting authority will be the Planning Board by a special permit. The board noted that there too are exemptions such as mounting on a building, or agricultural use for putting water to crops or a greenhouse.

Went over the emergency shut-off for fire department to cut the energy if needed. The board noted an applicant would most likely call an established wind energy company to their site, to go over possibilities and fit one onto the site. The board doubted homeowners would tackle a wind tower placement by themselves. The company who sell wind towers would have all the requirements for a tower.

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**Motion J. Natle to adjourn @9.50 pm, Second M. Hofler, Vote 5-0-0**

  
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