

Belchertown Planning Board Minutes
April 12, 2016



Planning Board members: Daniel Beaudette, Michael Hofler, Christopher Laurenzo, Donna Lusignan, James Natle, Sierra Pelletier

Staff: Douglas Albertson Town Planner, Susan Gay

Present: Jason Spellacy, Elizabeth Adams, Scott Nielsen, Will Xuo

C. Laurenzo Chairman opened the meeting

Motion J. Natle to accept minutes of March 22, 2016, Second M. Hofler, Vote 5-0-0;

Time slips and bills were endorsed.

Public hearing special permit and site plan, applicant Jason Spellacy, 147 Bay Road, Map 106, Lot 66. Mr. Spellacy is applying for a business "Motor Vehicle Sales and Rental" at the Bay Road address, which is in the Industrial zone.

C. Laurenzo read the notice as posted in *The Sentinel*. Mr. Spellacy showed the board a picture of the area he wishes to sell vehicles. He noted the office location on the site and said he would not add any lighting and would have a sign on the building noting his business "Vehicle Ventures". He said he'd have only a sign inside the cars for sale which noted the price of the car. The board asked that he use the same logo on his price tags as he has on his office building, and therefore people would know where to proceed to discuss a purchase. There are other businesses at that location, and Mr. Spellacy said they are both friends of his and if anyone inquired, they would know the car is part of his business and send them to his office building.

They discussed the number of employee spaces as well as the Americans with Disabilities Act space. They agreed that three spaces would be sufficient and one would be specifically allotted for ADA use.

The board discussed the current area of the parking lot which is comprised of gravel or trap rock. They asked about the cars parked on the edges of the property which has grass underneath, due to concerns that the cars would block the sun, the grass would break down and then there would be mud, possible runoff, and it would not look good.

Motion M. Hofler to close the public hearing for Jason Spellacy for a special permit for a motor vehicle sales and rental business at 147 Bay Road, Second J. Natle, Vote 5-0-0.

Motion D. Beaudette to waive strict compliance with Chapter 145-23B, to have parking to three spaces rather than five, with one space for American with Disability Act, after discussion this motion was then withdrawn by D. Beaudette, and:

Motion C. Laurenzo to waive the strict compliance for each parking space from 150 sq. ft. or five spaces to three spaces, Second J. Natle, Vote 5-0-0.

No one from the public was present to speak on this.

The board discussed the approval and had some conditions to apply to the special permit. The conditions discussed were as follows:

Motion J. Natle to grant a special permit to Jason Spellacy for a motor vehicle and rental business at 147 Bay Road, Map 106, Lot 66 with conditions:

1. The display parking on the corner of Bay Road and Harris Way will be maintained in a clean and presentable manner; any deterioration of the surface will be addressed and remedied in a timely manner;
2. Cars displayed on Bay Road shall consist of 15 cars, two rows, the front being 7 and the back being 8;
3. Displayed cars to be limited to one 12" x 12" sign.

The conditions were written out by C. Laurenzo and will be typed and attached to the special permit and site plan, which is also part of the review; Second D. Beaudette, Vote 5-0-0.

Motion J. Natle to approve the site plan for Jason Spellacy, 147 Bay Road, Map 106, Lot 66 for used car sales with a waiver of the number of parking spaces, Second D. Beaudette, Vote 5-0-0.

D. Albertson noted to Mr. Spellacy that the forms would be filed the following day with the Town Clerk for a 20-day appeal period.

Public hearing for a proposed zoning bylaw amendment; submitted by the Planning Board for a "small wind energy system" under Chapter 145, as a new Section 28.1. The board reviewed the fourth draft copy and had some minor amendments.

The board decided to add to the new section that only one tower may be built upon a parcel. D. Lusignan asked that the bylaw include that no signage is allowed on the blades of a wind mill. Signage for any tower would be regulated to manufacturing signs and identification for safety issues.

The board discussed that a system owner might not be the property owner. To clarify responsibility for the system, the bylaw will state instead "system owner".

D. Albertson noted he'd have the final for the members to review tomorrow. He would still need to pass the final by Town Counsel.

No one from the public was present to speak on this.

Motion J. Natle to close the public hearing for the "small wind energy system" proposed by the Belchertown Planning Board, Second M. Hofler, Vote 5-0-0;

Motion J. Natle recommends town meeting approve a new addition to the Zoning Bylaw Chapter 145, new Section 28.1 for Small Wind Energy System based on changes made at this meeting April 12, 2016, Second D. Lusignan, Vote 5-0-0.

Qianlong (USBoston) LLC public hearing for a zone change off Chauncey Walker Street. Qianlong is represented by Scott Nielsen and Willie Xuo. In 2000, the original Cold Springs Country Club owner received a zone change for a parcel to MDR. Qianlong is a successor owner. In 2011, Qianlong received a zone change for parts of the MDR parcel (Map 262 Lot 19.01) and the Ag-A parcel (Map 262 Lot 19) as they had intended a banquet hall to be part of the golf course, but on the condominium parcel; thus the zones

were altered to accommodate that projected use. They have now abandoned the banquet hall idea and want to revert the zoning to what it had been. They propose making parcel 19.01 entirely MDR and parcel 19 entirely Ag-A, so the zone boundaries correspond with the parcel boundaries.

Nielsen requested how to explain this to town meeting. The board suggested that the simple explanation is the best – the market is no longer there for a banquet hall, so the applicant simply wants to return the zones to what they had been. Beaudette suggested that the applicant be prepared to represent this to town meeting, especially because of the multiple changes over the years.

No one from the public was present to speak on this.

Motion J. Natle to close the public hearing for the zone change proposed by Qianlong (USBoston) LLC, Second D. Lusignan, Vote 5-0-0;

Motion J. Natle recommends town meeting approve the zone change to make all of parcel 262 – 19.01 MDR and all of parcel 262 – 19 Ag-A, Second D. Beaudette, Vote 5-0-0.

ANR plan submitted by Town of Belchertown for Boardman Street and George Hannum Street. A small piece of land owned by the Commonwealth will be conveyed to the town for intersection improvement.

Motion J. Natle to endorse the ANR plan for the Town of Belchertown for Boardman Street and George Hannum Street, Map 243, Lot 178.01, Second M. Hofler, Vote 5-0-0.

ANR plan submitted by Martin and Susan Denette to combine two parcels fronting on Bardwell Street.

Motion M. Hofler to endorse the ANR plan for Martin and Susan Denette to combine the parcels Map 268, Lots 28.06 and 28.07 along Bardwell Street, Second J. Natle, Vote 5-0-0.

Motion M. Hofler to adjourn @9.20 pm, Second J. Natle, Vote 5-0-0










