

Belchertown Planning Board Minutes
April 26, 2016



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

Staff: Douglas Albertson, Town Planner; Mary Grenier, minutes

Present: Jennifer Faulkner, Scott Nielsen, Arthur Laflamme, Steve Williams

C. Laurenzo, Chairman, opened the meeting.

Motion J. Natle moved to accept minutes of April 12, 2016 as written. Second D. Lusignan, Vote 5-0-0
Time slips and bills were endorsed.

Public hearing for zoning bylaw change, applicant Jennifer Faulkner present. Proposed amendment to Wireless Communication Facilities Chapter 145, Article XII, Section 62 Part B. C. Laurenzo read the notice as posted in the *Sentinel*. C. Laurenzo would like to go through the proposed changes one by one and discuss. D. Lusignan wanted the applicant to understand that these proposed new changes will not reflect upon the permitting that has already taken place regarding the cell tower installation on Aldrich Street location. Ms. Faulkner understood.

No changes were proposed for §145-60 A and B, nor for §145-61 A, B 1-2. §145-62 *Use Restrictions* A1, D. Lusignan asked the interpretation of 'screened' ...*to be harmonious...consistent with the building*. M. Hofler said it may be a façade, or painted to blend in. D. Beaudette thinks the word 'building' would best be used as *building/structure*.

In reference to Ms. Faulkner's proposed §145-61 B2, C. Laurenzo thinks it should be incorporated with §145-62 B6. There was much discussion regarding the 500' from an existing dwelling and the distance of 200% tower height distance. M. Hofler asked what was the intent, safety or aesthetic reasons. C. Laurenzo said it was to place it farther from residences. Dan asked the reason for the 200% and 500'. Ms. Faulkner said it was for both safety, more space in case of fire and aesthetics, farther away from residences. M. Hofler said that the board's recently-drafted wind turbine regulations only require 150% and he would be against making a cell tower be 200% because of inconsistency with the other type of tower bylaw. D. Lusignan agreed.

Discussion went to leasing area and property rights, easements and common drives etc. and who would have control in the fall zone. D. Beaudette stated that although town counsel has reviewed this proposal, several more questions have come up after tonight's discussion and the planning board may need to again seek their advice. D. Lusignan also said there were too many questions that needed definition and believes this proposed zone change is not ready to go to town meeting. C. Laurenzo asked if Ms. Faulkner wanted to go forward with submitting this one item at town meeting or would she like to ask for a continuance and once she and the Board come to terms with all the proposed changes, it can then be placed on the next town meeting in the fall. Ms. Faulkner wants the proposed §145-62 B6 to go forward at town meeting. The board acknowledged this could simply replace the existing §145-62 B5. D. Beaudette moved to close the public portion of the hearing. J. Natle seconded. All in Favor. C. Laurenzo stated that they can amend the Zoning bylaw, §145-62 B5 to read

The base of a tower shall be a distance of at least equal to two times the height of the tower from any property line or existing dwelling unit.

J. Natle moved to approve that amendment. D. Beaudette seconded. C. Laurenzo in favor. M. Hofler and D. Lusignan voted nay. 3-2-0. D. Albertson will see that the changes are made for town meeting.

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Hickory Hills Realty, LLC, Arthur Laflamme and Scott Nielsen were present for *Hickory Hills subdivision*. Lot release request for Phase II Lots J,K,M,N,O,Q with lot P being held under covenant per the performance guarantee. A \$25,000 check was given to the planning board to pay for the top coat paving on George Hannum Street to meet condition #6 of the subdivision approval.

Mr. Nielsen addressed the board and said that the top coat paving, sidewalks, bounds and as-built plans for Phases 1A and 2 will be complete by September 1, 2016. C. Lorenzo said the top coat paving can be put off until the homes are built so heavy construction equipment does not ruin it. Mr. Nielsen and Mr. Laflamme agreed. Steve Williams, Director Department of Public Works, was present and told the Board that the project was moving forward. The subdivision's approval will expire in August 2016. D. Beaudette said that this subdivision has been managed well. C. Lorenzo asked if they had approved permits from DEP and Belchertown Conservation Commission for the bridge over the second wetland crossing. Mr. Nielsen said he was not sure and he would look into that. C. Lorenzo said that there would be no more lot releases (except lot P) until the bridge is done.

Motion D. Beaudette to release from covenant for Hickory Hills subdivision lots J,K,M,N,O,and Q. No further releases will be made until the second bridge is completed. J. Natle seconded. All in Favor, 5-0.

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At town meeting the Planning Board members will address the following:

D. Lusignan Articles 12, 13, 14
D. Beaudette Article 31
C. Lorenzo Article 32
J. Natle Article 33

J. Natle moved to adjourn. D. Lusignan seconded. All in Favor.

Respectfully Submitted






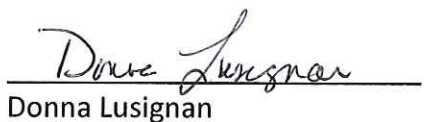
Christopher Lorenzo, Chairman



James Natle, Vice Chair



Daniel Beaudette



Donna Lusignan

Michael Hofler