

Belchertown Planning Board  
Minutes – Tuesday – May 14, 2019



Members present: James Natle, Michael Hofler, Daniel Beaudette, Justin Rosiensi and Alice Knittel  
Staff: Doug Albertson, Town Planner, and Lynn Sikes, Minutes

Audience Present: Harold Reader of ZPT Energy Solutions, Bill Terry of BEDIC, Steve Garabedian, MaryKay and Bill Reynolds, Lucinda Fuller, Joe Bielin, Randy Prescott, Edwina Cruise, Elizabeth Pols, Ben Haynes, Mike and Beth Knodler, Mike and Jane Knodler, Susanne Personette (The continued public hearings regarding Commercial Solar Photovoltaic installations brought a large attendance to this meeting. See sign in sheet attached)

**7:00 pm –J. Natle, Chairman**, opened the meeting, welcomed everyone and read the agenda into the record. There are three Public Hearings this evening. Two continued public hearings regarding commercial solar photovoltaic installations, one located at 260 Ware Road, one located at 0 No. Washington Street, and a public hearing for an accessory apartment located at 50 Alden Avenue, Map 279, Lot 35.01.

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**J.Natle** began the meeting thanking all for attending last night's town meeting and for their support of the planning board's items and support for approving the town's budget.

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**J. Natle** appointed Justin Rosiensi to act as Clerk for this meeting.

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**7:00 pm - J. Natle, Chairman**, read into the record the legal notice for a Public Hearing for an Accessory Apartment located at 50 Alden Avenue, Map 279, Lot 35.01, applicants Michael and Beth Knodler. The public hearing is now opened.

Michael Knodler was present and addressed the Board. They had been in to discuss this project informally last year. At that time, the Town's bylaw did not allow accessory apartments in a detached structure, though the bylaw was at that time being amended. They decided to connect the two structures with an addition. This addition was properly permitted and inspected. Now they are submitting plans to reflect the accessory apartment over the attached garage. He also submitted, for the record, abutters' letters supporting the request.

The Board reviewed the application and pictures of the addition. They confirmed the size of the accessory apartment. The applicant will be living in the main home. The apartment is for family members. Special permit 145-69, criteria a, b and c were discussed.

The meeting was opened to the Public. No comments.

**MOTION:** M. Hofler to close the public hearing for an Accessory Apartment located at 50 Alden Avenue, Map 279, Lot 35.01, Applicants Michael and Beth Knodler **SECOND:** A. Knittel **No Discussion**  
**VOTE:** 5-0-0

**MOTION:** M. Hofler to grant a special permit for an accessory apartment at 50 Alden Avenue, Map 279, Lot 35.01, Applicants Michael and Beth Knodler having found it meets the 3 criteria of conditions 145-69 a, b and c and also meets standards for accessory apartments, by law 145-29.1, with no conditions. **SECOND:** D. Beaudette **No Discussion** **VOTE:** 5-0-0

The applicants thanked the Board and left the meeting.

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**7:15 pm - J. Natle, Chairman, reopened the continued Public Hearing** for a proposed commercial solar photovoltaic installation at 260 Ware Road, Map 245, Lot 62, submitted by ZPT Energy Solutions II, LLC, 6 Park Avenue, Suite 100, Worcester, MA 01605, as it pertains to bylaw 145-28-Commercial solar photovoltaic installations, Site plan approval 145-27 and Special Permit 145-69. J. Natle read the public hearing notice into the record. The public hearing is now reopened.

Harold Reader, representing ZPT, along with David Kelly, representing Meridian Associates and Maria Hopkins of Maria Hopkins Associates, a Massachusetts Certified General appraiser who may help address any questions regarding property values, addressed the Board.

The Board has received Tighe & Bond's letter dated May 14, 2019.

Updated plans were reviewed with the Board. Items discussed were fence placement, additional vegetation being used and additional test pits which resulted in no significant changes. Additional berms have been added as a result of discussions with the conservation commission regarding storm water. They showed where this was on the plans. Those were the 4 major changes from the previous meeting.

The Decommissioning Plan has been updated. This was discussed. In the O&M manual lawn care/mowing have been noted. They have submitted a written narrative addressing 145-69 criteria a, b and c.

Maria Hopkins, representing Maria Hopkins Associates, a real estate appraiser, was present and spoke of home values and solar fields. Her opinion is that with the 75 foot buffer and increased vegetation there should be no change to abutter's property values. The Board asked her of her credentials. Views of abutters were discussed in more detail. The Board would prefer more demonstrated comparables; the consensus is that the submitted report was too vague.

The Board discussed the berms in more detail including how they would be constructed. Most material would be from the amount excavated from the detention basins. If needed, more would be brought in. The base angle will be undisturbed.

Phasing was discussed with timing of the berm construction. Wetlands were discussed with berm consideration and how they will work. Concern would be for any nearby wetland to possibly dry up. The applicant indicated this would not happen

The meeting was opened to the public.

Ken Elstein, North Street – he would like to see a better viewshed analysis. The appraiser responded that she can do that, but does not believe there will be a negative impact on this site from the solar field. Mr. Elstein believes neighbors would feel better learning that their property values would not be affected.

Susanne Personnette, Dana Hill – asked if a site line analysis could be done from each house. This has been submitted and shown to Ms. Personnette

Randy Prescott, Segur Ln – from my kitchen window looking up street I will see the solar panels even with the stockade fence, I will see over it.

Ben Haynes, Ware Road – please review page 4 that was submitted. The solar panels will be seen.

Cindy Fuller, Segur Ln – asked how the basins will be maintained and cleaned out. The applicant indicated the O&M requires they be inspected annually and will be cleaned out twice a year. This was discussed.

Bill Reynolds, Jason's Way – I have concerns regarding the wildlife and their trail/path flow and how that will affect my house value. J. Natle answered that yes, it will change their patterns but your house value may not be affected due to the wildlife.

MaryKay Reynolds, Jason's Way - I have concerns of the wetlands drying up. The applicant answered that all their studies and Tighe & Bond's review verify that there will be no change to the wetlands. The berms will also aid in this.

Steve Garabedian, Federal Street – He asked the applicant if they utilized the TR 20 model for the stormwater calculations. The applicant indicated yes. Mr. Garabedian indicated that only speaks to stormwater runoff. Their answer then is not an accurate answer as how it would affect a wetland/groundwater. The TR20 model says nothing about groundwater flow at this particular site.

Cindy Fuller, 53 Segur Ln – had questions regarding the solar bylaw and what was approved at last night's town meeting. Also, on the agenda for this meeting is an item for this same parcel regarding a preliminary subdivision. The Board discussed this and indicated by filing for the preliminary subdivision it in effect "freezes" the zone of the parcel to fall under the previous solar bylaw. In essence, it is a loophole and means they are keeping all options open. This was discussed regarding how it also applies to special permits.

A resident of Willow Lane asked how many appraisers were used and the applicant indicated one.

A resident asked if the applicant could explain how the phasing would be timed. They will move from phase to phase continuously. They will utilize hay and implement the stormwater plan to stabilize the grounds. There will be no stumping until the entire stormwater plan is in place.

No further questions from the public.

The Board discussed if they wanted to close the public hearing and vote tonight, or continue the meeting for any further information from the applicant. They asked the applicant if they would be submitting any additional materials. The applicant indicated they believe they have submitted all information and have designed the project accordingly. They believe the appraisal report is sufficient and any additional research would not change the outcome as submitted.

**MOTION: D. Beaudette** to close the public hearing on the proposed solar photovoltaic installation located at 260 Ware Road, Map 245, Lot 62, submitted by ZPT Energy Solutions II, LLC, 6 Park Avenue, Suite 100, Worcester, MA 01605. **SECOND: A. Knittel** **No Discussion** **VOTE: 5-0-0**

This will be scheduled for our June 11, 2019 meeting at 7:30 pm for further Board discussion. We have 90 days and will meet in open meeting and render our decision at that time.

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**8:28 pm - J. Natle, Chairman, reopened the continued Public Hearing** for a proposed commercial solar photovoltaic installation at 0 No. Washington Street, Map 256, Lot 27, submitted by Lumens Holdings 3, LLC, 830 Morris Tpke., 2<sup>nd</sup> Floor, No. 204, Short Hills, NJ 07078, as it pertains to bylaw 145-28-Commercial solar photovoltaic installations, Site plan approval 145-27 and Special Permit 145-69. J. Natle read the public hearing notice into the record. The public hearing is now reopened.

J. Natle indicated, for the record, that though he has missed one meeting on this application, he has reviewed the minutes and also watch the meeting's video, so is fine to continue to hear this project. The Board has received a letter from Lumens Holdings 3 LLC requesting a continuance on this application. They are asking to be placed on the agenda for May 28, 2019. J. Natle read the letter. The Board discussed that this is the third continuation being requested on this project.

**MOTION: M. Hofler** to continue the public hearing on the proposed solar photovoltaic installation located at 0 No. Washington Street, Map 256, Lot 27, submitted by Lumens Holdings 3, LLC, 830 Morris

Tpke., 2<sup>nd</sup> Floor, No. 204, Short Hills, NJ 07078 to May 28, 2019, at 7:05 pm. **SECOND: A. Knittel**  
**No Discussion: VOTE: 5-0-0**

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**The ZBA** has requested our recommendation regarding 15 Crestview Drive. The applicant, Stephen Delude, is requesting a variance of the front setback from the required 40' to 36'. This lot is in the Ag-A zone and is for new construction of a single family residence. D. Albertson explained the reason for the request. The request is the result of an error in the measurement of the foundation placement prior to pouring the concrete. The Board reviewed and discussed the application along with the criteria to recommend favorably.

**MOTION:** M. Hofler our recommendation to the Zoning Board of Appeals is that they approve the variance request for Stephen Dulude on property located at 15 Crestview Drive, Map 254, Lot 15.01, waiving the front setback of 40' to allow 36'. **SECOND: A. Knittel No Discussion VOTE: 5-0-0**

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**Discussion: - The Board** discussed the need to certify that a proposed business going onto the state school property is consistent with the EDIC's economic development plan. Bill Terry is present from the EDIC. D. Albertson explained to the Board the reason they need to do this. The business is Arcpoint Brewing Company, LLC.

**MOTION:** M. Hofler the Planning Board certifies that the proposed development of a commercial facility by Arcpoint Brewing Company, LLC (Arcpoint), is in keeping with the approved Amended Economic Development & Industrial Corporation's Economic Development Plan (Plan) that was approved as Article 6 by Special Town Meeting on December 1, 2014. This plan is on file with the Belchertown Town Clerk and the Department of Capital Asset Management and Maintenance. **SECOND: D. Beaudette**  
**No Discussion VOTE: 5-0-0**

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**Preliminary Subdivision Plan -** David Kelley of Meridian Associates is present and reviewed with the Board a preliminary subdivision plan for 260 Ware Road, Map 245, Lot 62. The plan was shown and reviewed with the Board.

Subdivision regulations and requirements were discussed with the applicant. As submitted and shown it is not meeting the requirements. The plan would need to be revised. This can be continued to a later meeting date if the applicant requests this.

The applicant wrote out a request and submitted it to the Board requesting a continuance to June 11, 2019. This is not a public hearing.

**MOTION: D. Beaudette** to accept the written request and continue this discussion to June 11, 2019 as moved. **SECOND: M. Hofler No Discussion Vote: 5-0-0**

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**MOTION:** M. Hofler to accept the minutes of April 23, 2019 as written. **SECOND: A. Knittel No Discussion VOTE: 4-0-1** (J. Natle was absent for this meeting)

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D. Beaudette indicated he would like more time to review the minutes of April 30. The Board agreed to defer acting on those to the next meeting.

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**Bills were endorsed.**

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D. Albertson introduced Susanne Personette to the Board. She has expressed interest in joining the Board as the Alternate Voting Member.

- Susanne gave a brief summary of her background. She has lived in Dana Woods for the past 5 years where she is on the Association's Board for the last 4 years. She was a member of the Shutesbury Planning Board for 6 years. She was an architect and planner for the last 37 years before retiring last year. She has held various positions at UMass and was Chief Planner/Associate Vice President at Middlebury College. The Board thanked her for her interest and described the duties of the alternate voting member. She thanked the Board for their time. She is interested but is concerned about the time demands and wants to think it through. She will confirm with D. Albertson her decision.

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Town Planner Report:

- We have a draft of the Blue Wave decision for you all to review. It needs to be filed by the end of next week.
- The Pepper Ridge subdivision certified letter we sent was delivered and we received the signed receipt back. The developer has not contacted us.
- Hickory Hill is ready to connect the street. It's coming along, but due to all the rain it's moving slowly.
- W. D. Cowls, Inc. has resubmitted the five preliminary plans they withdrew a few months ago. This was just in time to freeze their zoning in case the solar bylaw is revised. We will look at these at our next meeting.
- Regarding the State school subdivision. This is in effect obsolete now. We need to clean up the paperwork. Claire has talked with MassDevelopment. She will have Tighe & Bond submit a modification of the existing subdivision to show what has been built. They will then ask for a certificate of completion. That subdivision as built from Front Street to the Garden Center would be a complete subdivision and would complete the process. That will be coming.
- The Hayward sand pit. We need to do a site visit, hopefully next week barring the weather.
- The town will be taking the next step to continue on the Sportshaven mobile park clean up. The town has looked into abating taxes on the past due for the property.

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Members Reports:

- D. Beaudette – requested the Pepper Ridge subdivision owner's information.

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**MOTION:** M. Hofler to adjourn at 9:30 pm. **SECOND:** J. Rosiensi **VOTE:** 5-0-0  
Meeting adjourned at 9:30 pm

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James Natle

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Daniel Beaudette

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Michael Hofler

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Justin Rosiensi

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Alice Knittel



OFFICE OF  
**PLANNING BOARD**

Town Of Belchertown

P.O. Box 964  
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

*Tuesday May 14, 2019*

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

*Harold Reader ZPT ENERGY SOLUTIONS*

*Bill Terry BEDIC*

*Steve Garabedian 803 Federal Str.*

*Mary Kay & Bill Reynolds 17 Green's Way*

*Leanda Fuller 53 Segur Lane*

*JOE BIELIN 40 WILLOW LN*

*Buddy Prescott 23 Segur Ln.*

*EDWINA CRUISE 615 N. GUILF RD*

*Elizabeth Poir 44 North*

*Ben Hayes 230 Ware Road*

*Ken Elstein 76 North St*

*Angela Caspar 47 Segur Lane*

*Mark Hopkins R.E. APPRAISER*



OFFICE OF  
**PLANNING BOARD**

Town Of Belchertown

P.O. Box 964

Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

*Tuesday May 14, 2019*

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

*Shen Ferry 260 Ware Rd Belchertown*

*Bob Ferenz 260 WARE ROAD Belchertown*

*Mike + Beth Knodler 50 Aiden Ave Belchertown*

*Mike + Jane Knodler 50 Aiden Ave Belchertown*

*David Kelley Meridian Associates*

*Suzanne Pasmette 46 Dana Hill B'town*

Multiple horizontal lines for additional sign-in entries.