

# Belchertown Planning Board Minutes

Tuesday, May 23, 2017

Members present: Michael Hofler, Donna Lusignan, James Natle, Sierra Pelletier, and Dan Beaudette

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

Present: Bill Terry, Chairman EDIC, John Furman, VHB, Steve Williams, Dir. Belchertown DPW, Jeffrey Almeida, 190

No. Liberty Street, Michael Marciniac, Palmer, (see attached sheet)



Mike Hofler, Chairman, opened the meeting at 7:00 pm, welcomed everyone and read the agenda into the record.

The Board extended a welcome to Sierra Pelletier for her election to a 5 year term. She has been an alternate voting member since 2015 and is in the process of getting her Master's Degree in Regional Planning at UMass.

**7:00 pm – M. Hofler read into the record the legal notice for a Public Hearing for a new commercial building located at 165 State Street for Pride Limited Partnership. The public hearing is now open.** John Furman, representing Pride and engineer of record for Pride Limited presented the site plan. At this time there are no additional updates from Tighe & Bond. Pride had not received the comments from the Conservation Commission. This will be emailed to them tomorrow. Discussion ensued regarding all aspects of the site plan, and in particular went through Tighe & Bond's April 25, 2017 letter to the Planning Board. The following items were addressed in detail :sidewalks, lights, glare of lights, Route 21 detention basin, guard rail around basin, colorings, storm water drainage, erosion control, sewer design, easements to tenants, sidewalks, curb cuts, PVTA bus service, landscaping, planters, traffic, traffic flow, signage, elevations.

After discussion M. Hofler opened the meeting to public comments.

- Bill Terry, 385 Turkey Hill Road and Chairman of the EDIC, wanted to personally thank Mr. Bolduc in bringing his business to Belchertown. He has worked with Mr. Bolduc for many years.

There were no other comments from the public and was closed to comments.

The following summarized the presentation:

- The glare from the lights attached to the Alden Credit Union building will be addressed.
- The detention basin on Rt. 21 will be corrected by clearing out the sediment which has plugged up the holes causing poor to no drainage. The ongoing maintenance, both short and long term, are to be addressed in the Operation and Maintenance Plan, (OMP).
- The wood guardrail to be installed around the detention basin located on Rt.21 will be refurbished with steel plate behind the wood. A chain-link fence will also be installed around the Rt.21 basin.
- The sidewalk on Turkey Hill Road (Rt.21) will be determined/confirmed.
- The signs will not be animated
- The dumpster will have a drop rod as a locking mechanism
- The canopy coloring will be confirmed
- Clarification is needed as to who owns and will be responsible for the 4" sewer main
- Propane storage protection to be designed/ installed and addressed.
- On the lighting proposal they will verify the lighting designated as "F" and its direction
- Canopy: clarification is needed as to what type and size of truck will be utilizing the diesel islands, clearance on the canopy and its dimensions.

- On the submitted plans with reference to page AS2: the plans will be changed to show the deletion of the Tractor Supply note re: "display area"
- Confirmation of the sidewalk widths is needed.
- The proposed drawings should note a 36 foot curb cut to coincide with the waiver that has been submitted.
- Pedestrian movement will be forwarded to Town Planner.
- Confirmation is needed as to the store hours of operation; specifically whether it will be open 24 hours.
- The Board will discuss the need for a Performance Guaranty and confirm with the applicant
- The Board has not received a waiver for signage to date.
- As of this meeting, the applicant stated there is a plan in the works to try and get the PVTA to service this area.
- Landscaping was reviewed and discussed. The submitted plan page AS-4 shows there will be planters between the 2 sites; asphalt would be removed.
- The Board is requesting actual color samples to be used on the building and canopy be submitted. The applicant stated the colors consist of a more subdued blue and green, similar to their store in Hadley.
- Sidewalks to be installed from the Pride site to the Eastern District Courthouse could go to bid in calendar 2019 with completion in 2020.
- Clarification of ownership needs to be addressed as to where the water and sewer system; specifically where the Town portion of the system begins and where Pride's system ends.
- The applicant needs to submit missing plan pages AP1 7 AP2

The traffic report study/report was submitted by Mr. Fuhrman, which addressed the two project components – the gas station and convenience store. The Board held discussion regarding the sites trip generation and flow within the site itself and its amount of use. The Tighe & Bond letter of April 25, 2017 was reviewed. The Board agreed all has been or is being addressed.

**MOTION:** D. Beaudette to continue the Public Hearing for Pride Limited until June 27, 2017 at 7:00 pm. **SECOND:** D. Lusignan **VOTE:** 5-0-0

Mr. Furman left the meeting.

S. Williams left the meeting

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**9:07 pm** - M. Hofler re-opened the continued Public Hearing Notice for an Accessory apartment located at 190 No. Liberty Street, Map 268, Lot 52A, Applicant Jeffrey and Kelly Almeida. D. Beaudette indicated that he had been absent for the first session of the public hearing but has reviewed the minutes of that meeting to bring himself up to date on the matter. The applicant, Jeffrey Almeida, was present and addressed the board. The revised plans, pictures and elevations were reviewed. The square footage has been reduced to 660 square feet. The Board discussed the revisions. The two issues are that the apartment is still in excess of 600 square feet and not physically attached to the primary residence. The Board discussed the intent of the bylaw. The Board is in agreement on approving the increase in square footage. The second issue of the apartment being detached was discussed. Discussion ensued regarding the intent of the bylaw and the language of the bylaw. The Board

discussed whether the bylaw language should be revisited. In extended discussion, the Board had mixed opinions as to whether the intent of the bylaw was to have detached structures utilized for accessory apartments.

M. Hofler opened the public hearing to the public. No Comments.

**MOTION:** D. Lusignan to close the public hearing. **SECOND:** D. Beaudette. Discussion: We need to look into history of any permits for detached apartments having been issued. **VOTE:** 5-0-0

**The Applicant withdraws his application. No further action.**

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**9:55 pm Bill Terry left the meeting**

**9:56 pm Jeff Almeida left the meeting**  
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**ANR – Estate of David G. Hodgen, Chadbourne Road, Map 238, Lots 105 and 109.** The Board reviewed the application. The Board discussed the intent of the map and the lots it is creating.

**MOTION:** D. Lusignan to endorse the ANR for the Estate of David G. Hodgen, Chadbourne Road, Map 238, Lots 105 and 109 submitted by R.L. Cook Surveyors on April 15, 2017 to create two total lots, for lot identification plan purposes, Lot A and Lot C (Lot C to be combined with Map 238, Lot 109 to become Estate Lot D) **SECOND:** J. Natle  
No Discussion **VOTE** 5-0-0

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**ANR – Hilltop 141, LLC., c/o Erik Gay, Sargent Street, Map 237, Lots 7 and 8 submitted** by: Sherman & Frydryk, LLC on March 20, 2017, **to reconfigure existing Lots 7 (shown on Map as Lot 1) and 8 by adding 1969 square feet to Lot 7 as shown on map as Parcel A taken from existing Lot 8, for lot identification plan purposes, Lot 1 and Remaining Land.** The Board discussed and reviewed the application.

**MOTION:** J. Natle to endorse the ANR for Hilltop 141, LLC, Map 237, Lots 7 and 8, submitted by Sherman & Frydryk, LLC on March 20, 2017, to reconfigure existing Lots 7 (shown on Map as Lot 1) and 8 by adding 1969 square feet to Lot 7 as shown on map as Parcel A taken from existing Lot 8, for lot identification plan purposes, Lot 1 and Remaining Land. **SECOND:** S. Pelletier No Discussion. **VOTE** 5-0-0

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**ANR – Bill and Kimberly Longridge – clarification only of previously approved ANR – 390 Springfield Road, Map 215, Lot 115.** submitted by: Salvini Associates, on May 15, 2017, to correct a prior plan by adding an easement. The Board discussed and reviewed the application.

**MOTION:** M. Hofler to endorse the ANR for Bill and Kimberly Longridge, submitted by Salvini Associates on May 15, 2017, 390 Springfield Road, Map 215, Lot 115, previously approved November 22, 2016 amended May 18, 2017, to correct a prior plan by adding an easement. **SECOND:** J. Natle No Discussion. **VOTE** 5-0-0

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**ANR – Atkins Farms, Inc., c/o Matthew Lannon, President, Sabin Street, Map 257, Lot 25.01** submitted by Harold L. Eaton & Associates, Inc., submitted on April 24, 2017, **to create two lots, for lot identification plan purposes, Lot 1 and Remaining Land.**

**MOTION:** D. Lusignan to endorse the ANR for Atkins Farms, Inc., c/o Matthew Lannon, President, submitted by Harold L. Eaton & Associates, Inc., Sabin Street, Map 257, Lot 25.01 to create two lots, for lot identification plan purposes, Lot 1 and Remaining Land. **SECOND:** D. Beaudette **VOTE:** 5-0-0

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**ZBA recommendation** for a Special Permit and Variance application, Sheree L. Loftus, Lake Drive, Map 102, Lot 90. This is a request to remove 2 sheds and put an addition around the existing house. The application was reviewed by the Board. Discussion: the board discussed the constrictions in the lake areas. The narrative explains what they are trying to do and their reasons. Approval would be consistent to increasing the resale ability.

**MOTION:** J. Natle to recommend the ZBA grant both the Special Permit and Variance application of Sheree L. Loftus, Lake Drive, Map 102, Lot 90, for removing 2 sheds and constructing an addition around the existing house. **SECOND:** D. Lusignan No discussion **VOTE:** 5-0-0

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**MOTION:** D. Lusignan to accept the minutes of May 9, 2017 as written. **SECOND:** J. Natle **VOTE:** 3-0-2

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**Bills were endorsed.**

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**Board reorganization:**

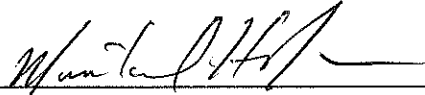
D. Lusignan moved to nominate M. Hofler as Chairman. M. Hofler accepted. S. Pelletier seconded. All in Favor.  
J. Natle moved to nominate D. Lusignan as Vice Chair. D. Lusignan accepted. D. Beaudette seconded. All in Favor  
M. Hofler moved to nominate D. Beaudette as Clerk. D. Beaudette accepted. J. Natle Seconded. All in Favor  
D. Lusignan moved to nominate S. Pelletier as PVPC commissioner. S. Pelletier accepted. J. Natle seconded. All in Favor  
J. Natle moved to nominate D. Beaudette as Single Signature. Second: D. Lusignan All in Favor

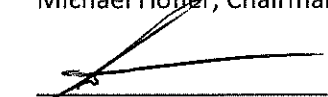
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**Town planner report:** Due to lateness of the meeting, this was postponed.

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**Members report:** Due to lateness of the meeting, this was postponed.

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**MOTION:** J. Natle to adjourn the meeting. **SECOND:** D. Beaudette **VOTE:** 5-0-0

Meeting adjourned at 10:50pm

  
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Michael Hofler, Chairman

  
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James Natle, Vice Chair

  
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Donna Lusignan



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Dan Beaudette



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Sierra Pelletier

