

Belchertown Planning Board  
Minutes – Tuesday – May 8, 2018



Members present: Michael Hofler, James Natle, Daniel Beaudette, Sierra Pelletier  
Absent: Mark Spiro, Eric Wojtowicz (alternate for special permits)  
Staff: Doug Albertson, Town Planner, Lynn Sikes, Minutes  
Present: Jeffrey Raker, Kris Raker

**7:00 pm –M. Hofler, Chairman,** opened the meeting, welcomed everyone and read the agenda into the record. There are two continued Public Hearings scheduled this evening. The subject matter of the hearings are: 1) a continued Public Hearing to discuss adding a new definition to Zoning bylaw 145-2 – Definitions defining Alcohol Production for the commercial production of alcoholic beverages and to add these uses to Schedule of Regulations 145-11; and 2) a continued Public Hearing to discuss amending the town's zoning by-law, Chapter 145-29.1 – Accessory Apartments by clarifying language regarding apartments in detached structures.

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**7:00 pm – M. Hofler, Chairman,** reopened the continued Public Hearing to add a new definition to Zoning bylaw 145-2 – Definitions defining Alcohol Production for the commercial production of alcoholic Beverages; and to add these uses to 145-11 – Schedule of Regulations. The public hearing is now open. The Board reviewed the proposed bylaw and its intent. D. Albertson indicated the draft was compiled from reviewing many area towns and their bylaws, and from Mass. general law. M. Hofler discussed what the proposal consists of. Town meeting is on May 14 where this will be discussed and voted on.

Open to public comments. No comments.

**MOTION: J. Natle** to close the public hearing for adding a new definition to Zoning bylaw 145-2 – Definitions defining Alcohol Production for the commercial production of alcoholic Beverages; and to add these uses to 145-11 – Schedule of Regulations. **SECOND: S. Pelletier VOTE: 4-0-0**

**MOTION: J. Natle** to recommend to town meeting to adopt the new definition to Zoning Bylaw 145-2 – Definitions defining Alcohol Production for the commercial production of alcoholic Beverages; and to add these uses to 145-11 – Schedule of Regulations. **SECOND: S. Pelletier No Discussion VOTE: 4-0-0** This is Article 25 on the Town Warrant.

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**7:10 pm – M. Hofler, Chairman,** reopened the continued Public Hearing specific to amending the town's zoning by-law, Chapter 145-29.1 – Accessory Apartments by clarifying language regarding apartments in detached structures. The public hearing is now open. The board reviewed the draft amendment. This is to make a recommendation at Town meeting on May 14 where this will be discussed and voted on.

Open to public comments. No public present.

The Board noticed the town meeting warrant is not the updated last draft. D. Albertson will look into the error and if it could be corrected. The board decided to at least amend the one typographical error that included a "(4)" where one should not be.

**MOTION: J. Natle** to close the public hearing for amending the town's zoning by-law, Chapter 145-29.1 – Accessory Apartments by clarifying language regarding apartments in detached structures. **SECOND: S. Pelletier VOTE: 4-0-0**

**MOTION:** J. Natle to recommend to town meeting the warrant as presented and written with an attempt to modify on floor one minor correction to adopt the amendment to the town's zoning by-law, Chapter 145-29.1 – Accessory Apartments by clarifying language regarding apartments in detached structures This is Article 22 on the warrant **SECOND:** S. Pelletier **No Discussion VOTE:** 4-0-0

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**ANR** – LJ Development, LLC. - So. Washington Street, Map 279, Lot 12, submitted by Sherman & Frydryk, LLC., dated April 19, 2018, to create three Lots; for lot identification plan purposes, Lot 7, Lot 8 and Lot 10 (Assessors will assign lot numbers later) accompanied by a Form A application dated April 19, 2018. The Board reviewed and discussed the application. All is in order.

**MOTION:** M. Hofler to endorse the ANR for LJ Development, LLC. So. Washington Street, Map 279, Lot 12, to create three lots, for lot identification plan purposes, Lot 7, Lot 8 and Lot 10. **SECOND:** D. Beaudette. No Discussion **VOTE:** 4-0-0

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#### **Bills were endorsed**

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**Minutes of April 24, 2018. MOTION:** D. Beaudette to approve the minutes of April 24, 2018 as written. **SECOND:** J. Natle No Discussion **VOTE:** 4-0-0

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**Discussion Item: The Board discussed the town warrant and has assigned the following board members to read the Articles as follows:**

Article 21 pertaining to Zoning Map change – D. Beaudette  
Article 22 pertaining to Accessory Apartments – J. Natle  
Article 23 pertaining to Marijuana Establishments – M. Hofler  
Article 25 pertaining to Alcohol Production – S. Pelletier

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#### **Town Planner's report:**

- Our campaign for the Lake Wallace Trail project funding effort is now live. There will be a link on the Planning Board web site. Since Friday May 4<sup>th</sup> we have raised approximately 10% of our goal. We also have a Community Preservation request for funding, shown as Article 45 on town meeting warrant.
- Hickory Hills will be at our next meeting to discuss the sidewalks which are proving difficult to put in as originally shown on their site plan. The Board discussed the sidewalk layout. S. Williams and D. Albertson did a site visit and requested Hickory Hills have their engineer come in and discuss their plans in addressing this.
- Harris Way has an easement issue. The drainage is now in, but not as the plan's easement shows. D. Albertson asked Universal Forest Products about granting a wider easement along their side of the drain pipe and they have agreed. Once this easement is finalized we can finish this subdivision.
- Front Street layout on the town meeting warrant was discussed. The slight "jog" along the right-of-way was discussed. There is a sewer line under this area which is why the "jog" remains.
- There are some solar projects coming up. A developer for W.D. Cows, Inc. will be submitting one soon located off North Street and Gulf Road. Another developer will meet with us informally before submitting for a project off Gulf Road. Our town administrator has been talking to solar companies looking into getting solar on town owned property.
- The Municipal Vulnerability Preparedness plan is in the works.
- Town meeting is next week.

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**Members' Reports -**

**S. Pelletier** – PVPC is discussing housing choice initiative.

- Budget cuts to PVTA and other transit authorities were discussed.

**M. Hofler** – A reminder to the viewing public that next Monday, May 14<sup>th</sup> at 7 pm at the High School is Town Meeting.

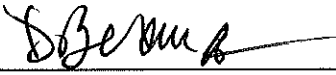
- The following Monday, May 21<sup>st</sup>, is town election all day.

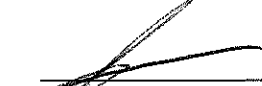
**D. Beaudette** – Regarding the remand on the RAMA Development Project. D. Albertson – Town Attorney will work out specific details on what the process will be and will advise us on procedure. M. Hofler – we will table this conversation until we receive town advice. Any changes will be done before the public once this is finalized.

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**MOTION:** J. Natle to adjourn the meeting at 7:44 pm. **SECOND:** S. Pelletier **VOTE:** 4-0-0

Meeting adjourned at 7:44 pm

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Michael Hofler

  
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Daniel Beaudette

  
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James Natle

  
\_\_\_\_\_  
Sierra Pelletier

(absent)

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Mark Spiro



OFFICE OF  
**PLANNING BOARD**

Town Of Belchertown

P.O. Box 964  
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

*Tuesday May 8, 2018*

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

*Jeffrey A. Rakers, 37 Hickory Hill, Resident*  
*KRIS RAKER 37 Hickory Hill*

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