

Belchertown Planning Board Minutes
Tuesday, May 9, 2017



Members present: Michael Hofler, Donna Lusignan, Chris Laurenzo, James Natle, Sierra Pelletier
(alternate for special permits)

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

Absent: Daniel Beaudette

Present: Jeffrey Almeida, 190 No. Liberty Street, Lloyd Butler, Jr., 93 Canal Drive, Arthur Laflamme, Paul Bachand, 35 Cedar Glen Drive (see attached sheet)

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

M. Hofler also noted that this is the last scheduled meeting for Chris Laurenzo. Chris has served on the Planning Board for 11 years. Sierra Pelletier is the only candidate for his seat and so will take his place after next week's election. Mike thanked him for his 11 years of service. Jim Natle also expressed his thanks. Chris indicated that he has enjoyed serving on the Board and he believes more people should be involved.

7:00 pm - M. Hofler read into the record the legal notice for a Public Hearing for an Accessory apartment located at 190 No. Liberty Street, Map 268, Lot 52A, Applicant Jeffrey and Kelly Almeida. The public hearing is now open. Because only four board members were present, M. Hofler, as Chairman, designated Sierra Pelletier to act on this special permit. The applicant, Jeffrey Almeida, was present and addressed the board. He explained that originally the site was to be a workshop and office, but now with elderly parents they are requesting to construct the accessory apartment. They hope to use what was to be the office space for the apartment. This is an existing slab detached from the existing house. The current plan is 690 square feet which is larger than the allowed 600 square feet due to the fact that it was not originally planned for this. The board reviewed the plans.

M. Hofler asked if the applicant was familiar with the current bylaw requirements. Mr. Almeida stated he is. He realizes the bylaw indicates the apartment is to be attached, but said he knows there have been others which were detached and approved. Mr. Almeida stated that this is an estate lot, so the buildings are far off the road. Several Board members indicated that it being detached was not the concern but it being greater than 600 square feet is. They encouraged Mr. Almeida to reduce the square footage of the apartment. Mr. Almeida said he could possibly change the entry size. That would reduce the square footage to approximately 665 square feet. They discussed that the building with the apartment will resemble the existing house. Entryway, parking and access were discussed. D. Lusignan reminded the applicant to make sure the second residence is clearly marked for emergency services to find.

S. Pelletier indicated she does not agree with permitting the apartment to be in a detached structure. She does not think this is in line with the bylaw. We should consider amending the bylaw language if this will be occurring often in the future. The Board reviewed the 3 primary reasons to approve a special permit. The board discussed the bylaw language and its limits and that in the future the bylaw should probably be amended. The Board asked the applicant if he could address the apartment size and building elevations and come back before the Board showing those, and they want the color of the apartment's building to match the existing house.

M. Hofler opened the hearing to the public. There were no comments or discussion.

MOTION: J. Natle to continue the public hearing for Jeffrey and Kelly Almeida, 190 No Liberty Street, Map 268, Lot 52A, for an accessory apartment until May 23, 2017 at 8:00 pm **SECOND:** D. Lusignan
VOTE: 5-0-0

7:50 pm – Site plan review, P&T Enterprises/Westover Auto Salvage, 147 Bay Road, Belchertown. The application was filed with the Town Clerk on April 10, 2017. The location is at the end of Harris Way, off Bay road.

The applicant, Paul Bachand of P&T, addressed the board. He would like to put up a shed for storage of parts, motors, transmissions, etc. that he would like to store out of the weather. There are no fluids being stored which could accumulate and generate noxious vapors. The Board and applicant reviewed the site and where the shed would be placed. This is in the Industrial zone. It is consistent with the area and for the business. They discussed the size of the shed and what it looks like. The main office building is taller than the shed would be, so the shed will not be seen.

MOTION: J. Natle to approve the site plan for P & T Enterprises, at the end of Harris Way, Map 230 Lot 38 for the 40 x 75 accessory building. **SECOND:** D. Lusignan Discussion: D. Lusignan asked when the shed will be built. Mr. Bachand said he would start on May 22, 2017. **VOTE:** 4-0-0

Lloyd Butler of 93 Canal Drive came before the Board to request construction of a storage shed at his business located at 293 No. Liberty Street, this is in the General Business B2 zone. He would like to use an existing foundation already there. He presented the Board with pictures of the site and a preliminary site plan. The concrete pad has been there without a structure for approximately 30 years since the saw mill that had been on it burned. The Board discussed what Mr. Butler submitted and his intention for the site. He would like to use what is there and make it work. C. Laurenzo indicated that what the applicant submitted shows enough for approval now; he feels this does not need a formal site plan. The site is an existing foundation on a flat lot, in the B2 zone, and there will be no change in the driveway. It is for the applicant's equipment only. If changes occur from what is presented tonight then Mr. Butler would have to come before the Board at that time. If the Board was to forego a formal site plan review

then procedurally to protect applicant and the Board we would give to the Building Inspector conditions for the issuance of the building permit.

The conditions for the issuance of a building permit are:

- 1 – Lights shall be down cast and meet 'dark-sky' requirements
- 2 – A plan to address erosion during construction, e.g.: if necessary, hay bales to mitigate silt run-off
- 3 – The driveway will be tied into existing driveway with no new curb cut created.
- 4 – With proposed use of site there will be no increase to traffic flow
- 5 – There will be no hazardous waste generated
- 6 – If the use of the site is changed, (storage and control of Applicant's own equipment for own use) the Applicant will come before the Board again.

MOTION: C. Laurenzo to waive the formal site plan requirement for Lloyd Butler at 293 No. Liberty Street provided Mr. Butler addresses the 6 conditions listed above in the application for the building permit. **SECOND:** J. Natle. Discussion: That any significant change of use be indicated to the Town Planner. **VOTE: 4-0-0**

8:30 pm – M. Hofler re-opened the continued Public Hearing Notice for Woodland Lane definitive subdivision. This Public Hearing is for a Definitive Subdivision plan by owner/applicant Bell Property Corp., 235 Woodland Way, Russell, MA 01071. The plan is entitled "Woodland Estates/Woodland Lane, Proposed Residential Subdivision"; Belchertown, MA dated September 27, 2016: the surveyors/engineers are R. Levesque Associates, Inc., 40 School Street, Westfield, MA 01085. The location and description is, Bardwell Street, Map 168, Lots 24.06, 25 and 22. M. Hofler read the letter of May 9, 2017 from Ryan Nelson of R. Levesque Associates, Inc., as of notification today May 9, 2017, requesting a continuance as they are awaiting comments from Tighe and Bond, the town's review engineer.

MOTION: J. Natle to accept the letter requesting a continuance for owner/applicant Bell Property Corp., 235 Woodland Way, Russell, MA 01071. The plan is entitled "Woodland Estates/Woodland Lane, Proposed Residential Subdivision"; Belchertown, MA dated September 27, 2016 and continue the public hearing until June 13, 2017 at 7:30 pm. **SECOND:** C. Laurenzo **VOTE: 4-0-0**

8:32 pm – Arthur Laflamme, representing Hickory Hills Realty, LLC is requesting a partial release and/or exchange of performance guarantees or covenants for Lot P in the subdivision Hickory Hills to be replaced with a covenant on Lot AX. Mr. Laflamme addressed the Board. If they can transfer the covenant on Lot P and replace it with Lot AX which was previously released, they can sell Lot P.

MOTION: J. Natle to approve the partial release of Hickory Hills Realty LLC by swapping the covenant release on Lot P and replace under covenant Lot AX which had been formally released. **SECOND:** C. Laurenzo No Discussion **VOTE: 4-0-0**

C. Laurenzo asked Mr. Laflamme if the 4 manholes on the back end of Hickory Hill would be reset before winter so they won't damage snow plows. Mr. Laflamme indicated they would be.

ANR – RAMA Development, LLC, Applicant, Robert A. Morra, Map 272, Lots 81, 81.01, 81.02, 81.03 and Map 276 Lot 15; Pine Street and Franklin Street.

The Board reviewed the application and plan. D. Lusignan can we defer this to the Common Drive special permit hearing night? M. Hofler indicated this is an ANR so we can do this tonight. The plan is presented properly.

MOTION: M. Hofler to endorse the ANR for RAMA Development, LLC, c/o Robert A. Morra, Map 272, Lot 81, 81.01, 81.02, 81.03 and Map 276 Lot 15 submitted by Sherman & Frydryk, LLC on April 13, 2017 to create six total lots, for lot identification plan purposes, Lot 12, 13, 14, 15, 16 and Lot 17. **SECOND:** J. Natle Discussion: D. Lusignan asked if the common drive plan supersedes this ANR plan. D. Albertson responded it does not. The common drive permit is to create access to these lots. If denied, the lots still exist by the ANR. Also, the ANR does not guarantee any building permits can be issued. **VOTE 4-0-0**

ANR – LJ Development, LLC, c/o Neil Jackson, Map 279 Lot 12; So. Washington Street, Belchertown to create two total lots, Lot 9 and Remaining Land.

The Board discussed and reviewed the application.

MOTION: C. Laurenzo to endorse the ANR for LJ Development, LLC., Map 279 Lot 12 submitted by Sherman & Frydryk, LLC on April 20, 2017 to create two total lots, Lot 9 and Remaining Land. **SECOND:** J. Natle No Discussion. **VOTE 4-0-0**

ANR – Robert Hutchinson, Sabin Street, Map 245, Lot 47, to create three total lots, Lot A, Lot B and Remaining Land.

The Board discussed and reviewed the application.

MOTION: D. Lusignan to endorse the ANR for Robert Hutchinson of 49 Sabin Street, Map 245, Lot 47 submitted by Ronald P. Sassi P.L.S. on May 6, 2017 to create three total lots, Lot A, Lot B and Remaining Land. **SECOND:** J. Natle No Discussion. **VOTE 4-0-0**

ANR – The Estate of David G. Hodgen, c/o Jeffrey D. Hodgen, Chadbourne Road, Map 238, Lots 105 and 109, submitted by RL Cook Surveyors on April 15, 2017, to create two lots, Lot A and Lot C. The Board reviewed the application and plan. M. Hofler asked the Board to look at the map and the estate lot it is creating. It is a confusing plan. The Board will table it to their next meeting as the map does not reflect property lines and acreage correctly. We need to see the entire layout.

No Action

MOTION: C. Laurenzo to accept the minutes of April 25, 2017 as written. **SECOND:** J. Natle **VOTE 3-0-1**

Bills were endorsed.

Town planner report:

The Conway School/Trail Project had their first of two public meetings Thursday. There were over 30 people there with a lot of interest and enthusiasm. I am very impressed by the Conway School students.

Members report:

S. Pelletier – will be attending the Smart Growth seminar next week

J. Natle – next week is the Town elections. Please vote!

M. Hofler – Attended the safety training at the Surner facility, Federal Street, on Sunday and was very impressed. Kudos to them.

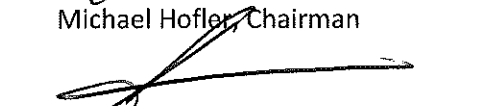
D. Lusignan –Attended the meeting for the Trail project last Thursday evening. A lot of interesting ideas. Some grandiose, but overall good turn out and good ideas. I was pleased to see the turn out and the interest.

MOTION: C. Lorenzo to adjourn the meeting. **SECOND:** J. Natle **VOTE:** 4-0-0


Meeting adjourned at 9:13 pm



Michael Hofler, Chairman



James Natle, Vice Chair



Donna Lusignan

Chris Lorenzo



OFFICE OF
PLANNING BOARD

Town Of Belchertown

P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

May 9, 2017

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

JEFF REY AIMEIDA 190 N. LIBERTY ST. Owner
LLOYD BUTER JR 93 CANAL RD. owner (993 North Liberty)
Lawrence Bealand 35 cedar Glen
Arthur N. Lammle