



Members present: James Natle, Michael Hofler, Daniel Beaudette, Justin Rosienski and Alice Knittel
Staff: Doug Albertson, Town Planner and Mary Grenier, Minutes
Audience Present: *sheet attached*

7:00 pm –J. Natle, Chairman, opened the meeting, welcomed everyone and read the agenda into the record. There are two Public Hearings this evening; one regarding an accessory apartment application and one for a modification of a definitive subdivision plan at Cold Springs Business and Technology Park for the BEDIC. There is also a preliminary subdivision plan submitted by Robert and Keith Ferenz located off Ware Road.

Bills were endorsed.

Minutes of May 28, 2019. MOTION: D. Beaudette to approve the minutes of May 28, 2019 as written. **Second:** A. Knittel No Discussion **VOTE:** 5-0-0

MOTION: D. Beaudette to approve the exchange of performance guarantee for Richard Greene in Hunters’ Ridge Phase 3, Old Sawmill Road, to release the covenant on Lot D, Assessor Map 244 Lot 156.33, and to replace the covenant on Lot C, Assessor Map 244 lot 156.32. **SECOND:** A. Knittel. **VOTE:** 5-0-0

MOTION: D. Beaudette to release all covenants in Phase I and Phase II of Hunter’s Ridge subdivision plans, specifically, to release Parcel 156.06 Rev2 as shown on ANR Plan of Land for Richard F. Greene, Dated 3/11/19 and endorsed by the Planning board 3/26/19 and recorded at the Hampshire Registry of Deeds On 3/27/19 Plan book 243 Page 123, and to release all covenants on all land in Hunters’ Ridge Phases 1 and 2 on Old Sawmill Road. These phases are complete and the way has been accepted as public. **SECOND:** M. Hofler. **VOTE:** 5-0-0

7:05: pm - J. Natle, Chairman, read into the record the legal notice for a Public Hearing for an Accessory Apartment located at 311 Turkey Hill Road, Map 254, Lot 74, Applicant Jeffrey Plant. The public hearing is now opened.

The applicant, Jeffrey Plant, was present and addressed the Board. The Board reviewed the application. The meeting was opened to the Public. No comments.

MOTION: M. Hofler to close the public hearing for an Accessory Apartment located at 311 Turkey Hill Road, Map 254, Lot 74, for Applicant, Jeffrey Plant. **SECOND:** A. Knittel No Discussion **VOTE:** 5-0-0

MOTION: M. Hofler to grant the special permit for an accessory apartment for Jeffrey Plant, 311 Turkey Hill Road, Map 254, Lot 74, 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:** A. Knittel No Discussion **VOTE:** 5-0-0
The applicant thanked the Board and left the meeting.

W.D. Cowls, Inc. The Board received a letter from Attorney Thomas R. Reidy of Bacon & Wilson Attorneys at Law on June 11, 2019 requesting that review of the following preliminary subdivision plans, Great Hills Subdivision, Bramble Estates Subdivision, Sanford Lot Subdivision, Solis Road Subdivision and Shea Farm Subdivision plans for WD Cowls, Inc. be continued until the Planning Board meeting of July 9, 2019. After some discussion the Board agreed to extend the review period through July 9.

7:15 pm – **Robert and Keith Ferenz have submitted a revised Preliminary Subdivision plan** for their property located off Ware Road, Map 245, Lot 62. The Board reviewed the plan and regulations for preliminary subdivisions. Changes were made since the May 14, 2019 submittal. Subdivision Regulations - Article III – Preliminary Plans – 270-15-19

Discussion: Harold Reader of ZPT Energy Solutions said the submission of this preliminary subdivision plan was just a formality because of changes to the commercial solar photovoltaic installations zoning bylaw that was voted on at town meeting in May 2019. He added that his clients may never build a subdivision on this property. D. Beaudette asked if the zoning freeze is the reason why his client is submitting a preliminary subdivision plan so to freeze the zoning. From the audience, Ken Elstein said the property owner is just submitting subdivision plans to skirt around the changes made at town meeting.

M. Hofler said that the State laws, chapter 40A section 6 paragraphs 5 ~ 8 needs to be changed. This law allows a landowner to freeze zoning for an approved subdivision plan for eight years. No matter the applicants reasoning the Board needs to review the application submitted to them and must approve if the concept meets the rules.

MOTION: M. Hofler to approve the preliminary subdivision per the revised plans from May 24, 2019 for Robert and Keith Ferenz, off Ware Road, Map 245, Lot 62 **SECOND: A. Knittel** **VOTE: 5-0-0**

7:30 pm – J. Natle, Chairman, read into the record the legal notice for a Public Hearing for a modification of a definitive subdivision plan, submitted by Belchertown Economic Development and Industrial Corporation (BEDIC), 2 Jabish Street, Belchertown, MA, designed by Tighe & Bond, Inc., on land owned by BEDIC, Plan entitled, Cold Spring Business and Technology Park, Front Street and Jackson Street, Map 243, Lots 178, 178.10, 178.11, 178.12, 178.13, 178.14.

David Loring from Tighe & Bond was present and showed the Board a map of the modification changes. D. Albertson explained the intent. The purpose of this is to clear the obsolete subdivision out of the way and thus not be an encumbrance on the new road layouts and lots to be created. Some of the subdivision had been constructed with lots sold. That is Front Street up to what had been the garden center. That's what the definitive plan will be modified to, and then you can issue a certificate of completion. They will then record everything at the registry of deeds, and that project will be done.

MOTION: D. Beaudette to approve the modification of the approved definitive subdivision plan titled "Cold Springs Park/Business & Technology Definitive Plan – Phase 1, located off Front Street and Jackson Street, Map 243, Lots 178, 178.10, 178.11, 178.12, 178.13, 178.14. **SECOND: M. Hofler.** **VOTE: 5-0-0**

Discussion Item - From the Planning Board meeting of May 14, 2019, the public hearing for a commercial photovoltaic Solar Installation submitted by ZPT Energy Solutions II, LLC, 6 Park Avenue, Suite 100, Worcester, MA 01605, located at 260 Ware Road, had been closed. The Board took no further testimony or evidence on the project. Board began with a discussion on the site plan:

D. Beaudette said that the landscaping §145-27 E (g) was not sufficient. He felt it does not minimize the abutters' views sufficiently. The Board can address this within the Special Permit. In reference to their wildlife plan the Board felt there would be no significant habitat or species threat.


J. Natle asked the Board to put together a list of issues they see and the discussion will continue at their next meeting June 25, 2019.

Town Planner Report: D. Albertson told the Board that a grant application submitted for the Lake Wallace Sensory Trail by a local Realtor, Lisa Rainaud, to the National Association of Realtors was awarded for \$5,000. D. Albertson mentioned that Food Truck Fridays, put on by the Cultural Committee will begin on Friday 6/21/19 and that the Solarize Belchertown team will have information there.

The project for Carriage Way is almost complete.

MOTION: A. Knittel to adjourn **SECOND: J. Rosiensi** **VOTE: 5-0-0**
Meeting adjourned at 9:23 pm


James Natle


Daniel Beaudette


Michael Hofler


Justin Rosiensi


Alice Knittel



OFFICE OF
PLANNING BOARD

Town Of Belchertown

P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF June 11, 2019

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

Elizabeth Pils 44 North St.

Sean Tarpey "

Mary Kay's Bill Reynolds Jason's Way
R. Kelly

Kerith Foreman 260 W. Rte Rd

Bob Foreman 200 Waver Rd

Mount. Jeremy " "

Ruby Jones 8 Waver St

David Kelley Meridian Assoc.

Jeff Plant 311 TURKEY Hill Rd

Michael Pill 37 Levevett Rd Shutesbury

Ben Haynes 220 Waver Road

Claire O'Neil ManDevelopment, 89 Shrewsbury St, Worcester.

Carol Prescott 23 Segun

Sandy Prescott 23 Segun

