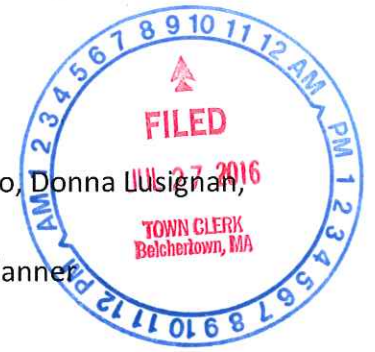


*Belchertown Planning Board Minutes*  
June 28, 2016



**Planning Board Members:** Michael Hofler, Daniel Beaudette, Christopher Laurenzo, Donna Lusignan,  
James Natle

**Absent:** Sierra Pelletier (alternate for special permits) Douglas Albertson, Town Planner

**Staff:** Mary Grenier, minutes

**Present:** Jim Kenney

M. Hofler, Chairman, opened the meeting at 7:00 PM.

M. Hofler started the meeting by thanking M. Grenier for helping with minutes and office support until a permanent hire was found. M. Hofler also thanked C. Laurenzo for his outstanding job as Chair these past two years.

M. Hofler read for the record the meeting agenda.

**ANR:** Kenneth Maryea is requesting that South Washington Street Map 280 Lot 4 be divided into 3 parcels. Survey submitted meets all the minimum qualifications. At the June 14, 2016 meeting there were questions on ownership of the land. This has since been reconciled. D. Beaudette moved to approve ANR submitted by Kenneth Maryea for South Washington Street Map 280 Lot 4 be divided into 3 lots named 4A; 4B; and 4C. J. Natle seconded. 5-0-0

**ANR:** Leon Berneche 187 North Washington Street Map 256 Lot 20 requesting 3 lots 149A; 149B; and 150 be divided into 2 Estate lots plus remaining acreage removing a property line. C. Laurenzo was questioning the property lines. On the plan, Lot 149B was not noted. D. Beaudette said this application and plan are not clear. It is not the Board's job to assume what the applicant is requesting. The Board agreed that they will defer this ANR until the applicant or surveyor supplies an application and plan that are consistent.

**ANR:** Mary Ann Mitchell State Street Map 251 Lot 70.05 is requesting this lot be divided into 2 lots-13B and 4A. Survey submitted meets all minimum qualifications. C. Laurenzo motioned to endorse the ANR submitted by Mary Ann Mitchell for State Street Map 251 Lot 70.05 (10.542 acres) be divided into 2 lots designated Lot 13B and 4A. J. Natle seconded. 5-0-0

D. Lusignan motioned to approve the June 14, 2016 meeting minutes as written. J. Natle seconded. 5-0-0

Board signed warrant.

**Recommendation to Selectman for right of first refusal.** This was tabled at their June 14, 2016 meeting because the Board questioned the validity of the Purchase and Sale Agreement. D. Albertson stated that he had spoken with the Town Clerk and was advised that electronic signatures are an acceptable form of signature. C. Laurenzo moved to recommend to the Selectman not exercise their Right of First Refusal for Donald D. and Francine Carmody Freeman at 34 Rural Road Map 241 Lot 23 and Boardman Road Map 241 Lot 23.4; and amended by D. Beaudette based on the Purchase and Sale offer dated May 24, 2016 given to the Selectman. J. Natle seconded. All in Favor. 5-0-0

**ZBA application for 38 Poole Road.** The Board had tabled their discussion on June 14, 2016 due to the lack of information in the application. The applicant has since been notified and as of tonight has not brought in requested information to the Board. The Board agreed that they would give the applicant additional time to submit the required information needed to make a recommendation. They will again review at their July 26, 2016 meeting. At that time the Board will make a recommendation on the application before them with or without the additional information.

**ZBA application for 3 Forest Road.** The Board reviewed the appeal of the Zoning Enforcement Officer's decision regarding a fence placed on neighboring property 19 Ledgewood Drive from Mark and Cynthia Kendall at 3 Forest Road. C. Lorenzo motioned to **uphold** the Zoning Enforcement Officer's decision that the fence located at 19 Ledgewood Circle conforms to Town by-laws. Mr. Adzima has done several site visits, has done a lot of research going back to 2015. C. Lorenzo encourages the Zoning Board of Appeals to also make a site visit. D. Beaudette said this is a private property issue. D. Lusignan seconded. All in Favor 5-0-0

### **Other**

**Special Permit Appointment:** J. Natle moved to appoint Sierra Pelletier as the alternate voting member for special permits and to recommend to the Selectman they also appoint Sierra Pelletier as alternate voting member for special permits. D. Beaudette seconded. 5-0-0. (This is an annual joint appointment by the two boards).

### **Wireless Communications Facility Proposed Changes: (6.28.2016-Cont'd)**

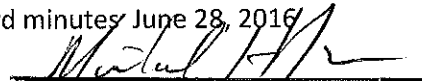
The Board continued discussion regarding Wireless Communication Regulations. They went through Zoning Bylaw §145-62B as follows:

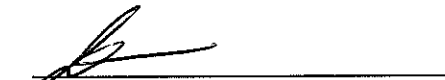
11. OK as read
12. OK as read
13. OK as read
14. The Planning Board may retain an engineer and/or other professional consultants for guidance, at the expense of the applicant.
15. Annual Site Report: The applicant shall submit a prepared Operation and Maintenance Plan annually.
16. STILL WORKING ON
17. STILL WORKING ON

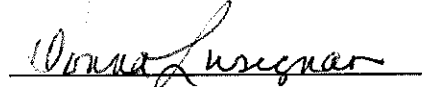
M. Hofler thought that it would be a good idea to add to the bi-weekly agenda an item for D. Albertson to give a report/update during the meeting. D. Albertson does send the Board a synopsis of what is on their agenda but M. Hofler thinks it would be better to have this done at the meetings so there can be a discussion with the Board and answer any questions they may have. D. Lusignan recommended the idea and mentioned that along with D. Albertson, all members should have a chance to make a short report of what they have observed in the Town, regarding Planning Board matters if they chose to. D. Lusignan recommended adding the following items to the agenda noted as: Board Members Report(s) and Town Planner Report(s). It will help keep the Board current and up to date with what is going on.

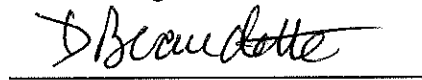
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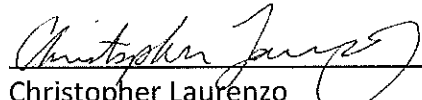
D. Lusignan moved to adjourn at 8:57. D. Beaudette  
seconded. 5-0-0

  
Michael Hofier, Chairman

  
James Natle, Vice Chair

  
Donna Lusignan

  
Daniel Beaudette

  
Christopher Laurenzo