

Belchertown Planning Board Minutes  
July 12, 2016



**Planning Board Members:** Michael Hofler, Daniel Beaudette, Christopher Laurenzo, Donna Lusignan, James Natle, Sierra Pelletier (alternate for special permits); Douglas Albertson, Town Planner

**Staff:** Lynn Sikes, minutes

**Present:** Jon Goddard, R. Levesque Associates, Inc.

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

M. Hofler started the meeting by welcoming new staff member, Lynn Sikes, who replaces recent retiree Susan Gay.

M. Hofler read for the record the meeting agenda.

Minutes of June 28, 2016: The Board will review these minutes at their next meeting scheduled for July 26, 2016 meeting.

There were no bills to endorse.

**ANR:** Leon Berneche 187 North Washington Street Map 256 Lot 20 requesting 2 lots 149A and 150 be reconfigured to merge 149A(REV) with 150, and by creating an estate lot. At June 28<sup>th</sup>, 2016 meeting, this item was deferred due to questions regarding the application and plan as submitted. Jon Goddard, an engineer from R. Levesque & Associates, was present on behalf of the applicant to address the boards' outstanding concerns and clarify the property lines regarding this ANR. Jim Natle explained the Board's concerns and questions on the ANR as submitted; Mr. Goddard addressed the Boards questions.

**MOTION:** J. Natle to endorse the ANR as submitted by Leon Berneche 187 North Washington Street, Map 256, Lot 149A(Rev) combined with lot 150 (Rev) and Estate Lot A. C. Laurenzo seconded. 5-0-0

Wireless Communications Facility –Discussion -

The Board continued discussion regarding the Wireless Communication Regulations. They went through Zoning Bylaw Chapter 145, Article XII and have the following changes to date.

Wireless Communications Facility – Proposed Changes 7/12/16

(5) The base of a tower shall be a distance of at least equal to two times the tower's height from the nearest property boundary line or existing dwelling unit.

New #6 to read:

(6) The tower's height may not be greater than the distance from the tower's base to the nearest boundary of the tower owner's legal lease area.

Existing #6 becomes #7

Existing #7 becomes #8, etc.

Existing #10 becomes the new #11 and reads: (11). No tower or other facility structure shall contain any sign or other device for the purpose of advertising.

M. Hofler indicated he will submit language regarding annual Certification of Compliance.

145-65. Submission requirements; administration; application review

New Items are:

(A) The Planning Board may retain an engineer and/or other professional consultants for guidance, at the expense of the applicant.

(B) The applicant shall submit a prepared Operation and Maintenance Plan annually. The permit application will include an Operation and Maintenance Plan for approval and the applicant will annually submit a report, starting within 12 months from the date of Certification of Use, demonstrating compliance to same.

(C) All requirements of 145-69 of this chapter apply.

The Planning Board will continue discussion on this matter over the next few meetings as warranted, and in preparation of a required advertised public hearing.

Doug Albertson spoke of the Final EIR (Environmental Impact Report) recently submitted by Mass. Development for the redevelopment of the State School campus. It is fairly routine with no surprises, and is an ongoing process with good information in it.

Doug Albertson spoke of the Conservation LAND grant application. This grant is new and submitted today for 47 acres north of Allen Street and 41 acres south of Allen Street owned by Mary Mader, who is discounting the sale price by \$100,000. The Planning Board supports this land grant application and D. Albertson will submit a letter of support to the Conservation Administrator, LeeAnne Connolly, stating as such.

**ZBA application for 38 Poole Road – Gerald J. Viens, Sr., Gerald J. Viens, Jr. & Theresa A. Viens.** The Board had tabled their discussion on June 28, 2016 due to the lack of information in the application. The applicant has since been notified and submitted a new map trying to show the new building plan of land. The Board has outstanding questions regarding setback dimensions, both existing and proposed, as they do not match the surveyed plan as submitted.

**MOTION:** J. Natle to recommend the ZBA grant the variance and special permit by Gerald Viens, Sr., et al, for their new house proposal on Map 106-38. Chris Laurenzo seconded. No further discussion. **Vote:** 3-2-0  
J. Natle stated that although the vote was 3-2 in favor of recommending the Special Permit and variance, the planning board notes that the applicant should clarify the application in regard to the setback dimensions, both existing and proposed as they do not match the survey as submitted. In addition, the dissenting voters note that it is improper to ask a board to make recommendation without clear and consistent information. This matter has been reviewed three times with communication to the applicant, and it was apparent there was no help on the applicant's part to clear up the confusion.

**Right of First Refusal – Boshko Belchertown Realty Trust, Chapter 61B –** The Board of Selectmen has received notification from the owner for the sale of three parcels presently enrolled under Chapter 61B, and whether to take action on its Right of First Refusal. The Planning Board held discussion regarding the sale of these lots.

**MOTION** by C. Laurenzo to recommend to the Board of Selectmen to NOT to exercise the town's Right of First Refusal for the property owned by the Boshko Belchertown Realty Trust shown on Map 276, Lots 102, 103 and 104.

Seconded by D. Beaudette. As Point of Interest the Board asks the Board of Selectmen to please note the release for only 3 lots and not what was submitted by Atty. Albano in his cover letter denoting all lots, to avoid confusion.

**Vote:** 5-0-0

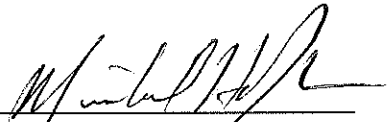
**Other**

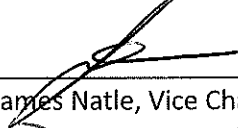
- The Board of Selectmen appointed Sierra Pelletier as alternate voting member for special permits. This is an annual joint appointment by the two boards, and the planning board voted to appoint her at their last meeting. Ms. Pelletier's appointment is through June 30, 2017.
- The Post Office Box for Planning Board will now become #670 – which is the town hall's general P.O. Box.
- D. Albertson notified the surveyors and contractors whom frequently file ANR's etc. with the Board to try and submit filings in a timely manner to avoid any questions on meeting nights which may delay the Board's decision. If applications are filed in advance it makes it easier for the Board to make their decision.
- D. Albertson handed out a flyer for a public forum on August 2 to discuss design options for Main Street and the Maple/State Street corridor. This is an ongoing function of the Mass. In Motion program and will be done to complement DPW's work in developing designs for these areas.
- D. Beaudette requested for the next meeting to include on the Agenda a discussion regarding the Fee Schedule.

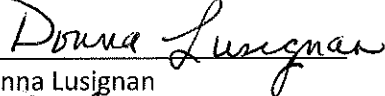
**Motion:** D. Lusignan to ADJOURN the meeting at 9:00 Seconded by D. Beaudette

**Vote:** 5-0-0

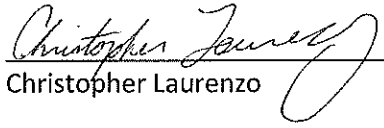
Meeting Adjourned

  
\_\_\_\_\_  
Michael Hofler, Chairman

  
\_\_\_\_\_  
James Natle, Vice Chair

  
\_\_\_\_\_  
Donna Lusignan

  
\_\_\_\_\_  
Daniel Beaudette

  
\_\_\_\_\_  
Christopher Laurenzo