

Belchertown Planning Board
Minutes – Tuesday – August 22, 2017



Members present: Michael Hofler, Donna Lusignan, Daniel Beaudette, and Sierra Pelletier, Eric Wojtowicz, (alternate for special permits)
Absent: James Natle and Doug Albertson, Town Planner
Staff: Lynn Sikes, Minutes
Present: Arthur LaFlamme, Hickory Hills, Jean Duquette

7:00 pm – Mike Hofler, Chairman, opened the meeting welcomed everyone and read the agenda into the record. The Board will go into Executive Session per M.G.L., c. 30A, Section 21, Subsection 3 and not reconvene to a regular session following that meeting.

Arthur Laflamme representing Hickory Hills updated the Board regarding new sidewalk placement. He showed the plans to the Board who discussed the change with Mr. LaFlamme. The sight distance will be approximately 156 feet. M.Hofler had gone to the site and it appears the request is reasonable and safe. The main reason for doing this is aesthetic. Rather than going across the front yard of #10 Hickory Hills the sidewalk would run alongside of lot AX on Dogwood Drive. The developer had no issue with it and there is no real affect to the entire subdivision plan with reference to Section 270-34. The Board requested Mr. LaFlamme consult with Steve Williams Director of DPW regarding this sidewalk change first and pending his we would also approve. The anticipated time for this to occur is Fall, 2017.

MOTION: D.Beaudette per Subdivision Regulations 270-34 subsection I – we will approve the sidewalk relocation contingent upon the approval of S. Williams, Dtr., DPW. **Second:** D.Lusignan **VOTE:** 4-0-0

Release of Covenants – A. Laflamme continued with a conversation regarding the release of Lots BG, BH, and BI within the Phase 1B area. The Board discussed the request. The buyer of the lots, Jean Duquette, was present. Water, sewer and utilities were discussed and where the installation was at. No lines have been tested, but installed. M.Hofler asked Mr. Duquette if the foundation only permit would then turn into a full building permit which would mean flammable materials. He indicated it would. DPW will want a formal schedule for paving of the road. A.LaFlamme will call S.Williams, Director of DPW tomorrow to schedule an onsite meeting. We will ask S.Williams to give us a formal memo/update. Mr. LaFlamme indicated the base coat and all testing will be done before winter. The memo from Bradway Construction and United Concrete were read regarding the bridge installation. Discussion ensued regarding construction equipment and how they would enter the site. Both Magnolia Way and Hickory Hill would be utilized. The Board requested that the Fire Chief be involved and a memo sent to the Board with his observations also. The top coat, street lights, sidewalks and landscaping will be done late this year. If not, A.LaFlamme confirmed he would be responsible for snow plowing on those roads. D. Lusignan asked for information regarding the bridge and fire apparatus weight restrictions. Mr. LaFlamme stated the engineer report has addressed this and it has been approved. D. Lusignan requested approval from the Fire Chief, Ted Bock stating he concurs, and to have on record. Mr. LaFlamme will update the Board in another few weeks or whenever the Board requests him to.

The Board discussed the security of the project and the letter of credit on file along with the performance guaranty. The Board will ask for a refreshment of Form G or will use the same numbers from the last request when lot P was released. If analysis stays adequate we would be

fine. With the bridge completed and functional that would be an increase on the credit side. It would be another 3-4 weeks before Mr. LaFlamme would be looking to release more lots.

D.Lusignan reminded Mr. Laflamme that school is starting over the next week so there will be school buses in the area. She requested that all construction equipment operators coming onto George Hannum are aware as it is can be a very congested, travelled area. In summary, the Board is looking for a memo from Williams, Director of DPW and T. Bock, Fire Chief regarding the bridge, Form G will need to be updated before any more lots are released, the sidewalk will be moved as depicted on the plan and to be aware of school busses with the start of school.

MOTION: D.Lusignan to release the covenants on lots BG, BH and BI, Hickory Hills Subdivision, Phase 1B. **Second** S.Pelletier Discussion: D.Beaudette, specifically that Subdivision Regulations 270-32 paragraph e, subparagraph 3b was reviewed by the Board and indicated it has been completed to its satisfaction and will authorize and release BG, BH and BI, based on those conditions. **VOTE:** 4-0-0

The Board thanked Mr. Laflamme and Jean Duquette for coming in and they left the meeting at 7:41 pm

The Board discussed the tabled ANR of Mr. Jindela, Munsell Street, Map 214, Lot 26. Mr. Jindela is now applying for a special permit with the ZBA on the applicable issue of MGL, 40A, section 6. We will not take any action on this ANR until the ZBA has reviewed this. As a result, Mr. Jindela withdrew his ANR application; also, the Chapter 61B Right of First Refusal recommendation being requested of us for Mr. Jindela will also be held pending ZBA review. D.Beaudette indicates this should have started with the ZBA in the beginning.

ANR – Denise A. Pols and Polly Prunuske, Enoch Sanford Road, Map 247, Lot 9, submitted by Harold L. Eaton and Associates, Inc., on August 17, 2017, to combine new Lot 1 with Parcel 9 to form one undivided parcel, for lot identification plan purposes, Lot 1(Assessors will assign lot numbers later). The Board discussed the application and implications of that Road regarding shallow wells. By doing this they will now have a conforming lot vs non conforming.

MOTION: D. Beaudette approve the ANR of Denise A. Pols and Polly Prunuske, Enoch Sanford Road, Map 247, Lot 9, submitted by Harold L. Eaton and Associates, Inc., on August 7, 2017, to combine new Lot 1 with Parcel 9 to form one undivided parcel, for lot identification plan purposes, Lot 1. **SECOND:** D.Lusignan No Discussion **VOTE:** 4-0-0

Minutes of August 8, 2017: **MOTION:** D.Lusignan to accept the minutes of August 8, 2017 as written. **SECOND:** S.Pelletier Discussion: **VOTE:** 4-0-0

Bills: There were no bills to endorse

Members' Reports:

M. Hofler – Jason's way – there remains an issue with planted standing trees along the road falling. A resident has come in asking for an update. We will ask D.Albertson to do another site visit and to please contact this resident and update her and the Board as well.

- The Town of Granby is celebrating its 250th Anniversary on June 10, 2018. Anyone in our viewing audience who may be interested in attending. There will be a parade, etc. and they invite all those interested to participate. Congratulations to our next door neighbors.

S. Pelletier – I will be attending the SNEPA (So. New England Planning Association) this Fall and will report back.

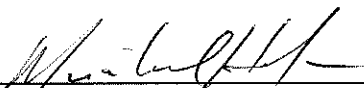
D. Lusignan – I did another site visit to Mr. Hayward's gravel site on Allen Street. There is still no cabling or no trespassing signs near entrance #1 or #2 as the Board requested back in June. There is a very small antiquated yellow sign prohibiting "no fishing/no hunting" but does not feel it is the proper trespassing signage requested for this large, gravel site. There is a new sign for a foundation for Henry Martin Construction. We need to ask D. Albertson to call Mr. Hayward to remind him of this matter. M. Hofler will drive by tomorrow. The Board discussed this project.

D. Beaudette – continuing on this subject, Mr. Hayward has had no security on this project and we need to follow up on this. He will receive another chance, but then this needs to be turned over to the Zoning Enforcement Officer and have him do an analysis or enforcement if necessary.


This concludes the regular portion of our meeting.

MOTION: M.Hofler to convene into Executive Session per MGL c.30A, Section 21, Subsection 3. We will not reconvene to regular meeting. **SECOND:** D.Lusignan **ROLL CALL VOTE:** S.Pelletier: yes D.Lusignan: yes M.Hofler: yes D.Beaudette: yes **ROLL CALL VOTE:** 4-0-0

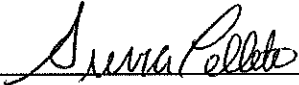
Regular Meeting adjourned at 8:06 pm



Michael Hofler, Chair

Donna Lusignan


Daniel Beaudette

James Natle


Sierra Pelletier

