



Belchertown Planning Board
Minutes – Tuesday – August 8, 2017

Members present: Michael Hofler, Donna Lusignan, James Natle, Daniel Beaudette, and Sierra Pelletier, Eric Wojtowicz, (alternate for special permits)
Staff: Doug Albertson, Town Planner, and Lynn Sikes, Minutes
Present: Peter LaPointe, representing The Colvest Group

7:00 pm – Mike Hofler, Chairman, opened the meeting welcomed everyone and read the agenda into the record. There will be a continued Public Hearing this evening.

7:00 pm Public Hearing for Pride Limited Partnership, for site plan review for a new commercial building located at 165 State Street. M. Hofler declared the Public Hearing open. There were no representatives from Pride attending. M. Hofler summarized from the last Public Hearing what was remaining to be submitted and/or addressed. All remaining documents have now been received.

There were no comments from the public.

MOTION: D. Beaudette to close the continued public hearing for Pride Limited Partnership for a new commercial building located at 165 State Street. **SECOND:** J. Natle No Discussion
VOTE: 5-0-0

The Board discussed the waiver being requested by Pride. Bylaw 145-36 (C) has been requested to exceed the 24 foot width to 36 foot width. One would be off State Street and one off Turkey Hill Road. D. Beaudette asked if all curb cuts were handled with our DPW and if all their requests have been met, which they have been. The Board is in favor of this curb cut. There was no further discussion on this waiver.

MOTION: D. Beaudette to approve and waive the strict compliance of Bylaw 145-36 (C) which calls for a curb cut not to exceed 24 feet and allow 36 feet. **SECOND:** S. Pelletier There was no discussion. **VOTE:** 5-0-0

Discussion continued on the July 6, 2017 revised site plan. Town departments have indicated any concerns have been addressed.

MOTION: D. Beaudette to approve the updated site plan dated July 6, 2017 for Pride Stores LLC for a new gas station/store as submitted with no conditions. **SECOND:** S. Pelletier No Discussion **VOTE:** 5-0-0.

Peter LaPointe, representing The Colvest Group, updated the Board regarding 155 No. Main Street and the alteration/construction/demo going on at the site. M. Hofler indicated that the construction site and the work being done looked very clean. Pedestrian safety, traffic cutting through is still a concern. At our meeting of November 22, 2016, the Colvest Group indicated uncertainty of what business was to go in to the building. Mr. LaPointe indicated that the November meeting was an informational briefing. The Board asked Mr. LaPointe what the current plans are. He indicated a Pet Valu store will be going in. This would generate much

less traffic than the previous business, a restaurant, did. Colvest is waiting to determine if the old gas station will be demolished, or renovated. Mr. LaPointe hopes that within 5 years there will be a new business where the old gas station was located. At this time, no one has approached their company with any interest. He does not believe traffic is an issue. The existing site plan is consistent with the layout of parking, entrances, exits, and building layout and is tied into each tenant's lease.

Traffic and traffic cutting through was discussed and options that could increase safety. The Board would like an engineer to look at it and come up with some suggestions. There were 3 items the Board had requested from The Colvest Group in November, 2016, for this project; i.e., Architect drawings, erosion control and traffic information. Enhancing safety without impeding customer access is one of the main concerns.

Discussion ensued regarding the site, the businesses located there and the benefit to the town for this new business coming in.

Mr. LaPointe will discuss tonight's discussion with The Colvest Group and report back after that conversation.

The Board thanked The Colvest Group for their investment in Belchertown.

Mr. LaPointe thanked the board for their time. Mr. LaPointe left the meeting at 7:59 pm.

ANR – Kurt A. Jindela, Munsell Street, Map 214, Lot 26, submitted by R. L. Cook Surveyors dated July 28, 2017, to create one lot, for lot identification plan purposes, Lot A and Remaining Land accompanied by a Form A application. D. Albertson and the Board reviewed and discussed the application and reviewed the map. The property currently is non-conforming because there are two dwellings on it. Mr. Jindela's plan would keep the two houses on one otherwise conforming lot and separate the twenty acres of remaining undeveloped land. The board discussed that endorsement might make the lot with the houses more non-conforming and the present zoning deficiency should be corrected by either creating a separate lot for each dwelling or by obtaining a special permit for the non-conforming lot. D. Albertson will consult with the building commissioner and call the applicant and get more information. There is time if we defer this to our next meeting on the 22nd.

The ANR will be tabled until the next meeting.

Right of First Refusal – Kurt A. Jindela has also requested a release of part of his land from Chapter 61B, which triggers the town's right of refusal. This is connected to his ANR plan, 65/67 Munsell Street, Map 214, Lot 26. The Board discussed this request. Due to the above ANR being tabled this will also be tabled until our meeting of August 22, 2017.

Minutes of July 25, 2017: **MOTION:** S. Pelletier to accept the minutes of July 25, 2017 as written. **SECOND:** J. Natle Discussion: **VOTE:** 5-0-0

Bills: Bills were endorsed

Town Planner Report:

- The trail project is coming along. The grant we have received allows us to move to the next step which was to hire one of the Conway graduates. He is very qualified. He will outreach to a focus group rather than the general public on how this might be used.
- Christopher Heights is moving along in construction. They have begun to put up some steel.
- The new Marijuana law is working through the process to adapt what voters approved last fall.
- There will be a special permit submitted by Dana Woods regarding the encroachment onto their Open Space property by an abutter. They will be amending their special permit and should come back before us in September.


Members report:

- D. Lusignan conducted a site visit on Allen Street, where Mr. Hayward has an ongoing project. Members of the Board conducted a site visit back in June and required the contractor to install preventative measures onsite, to which none of them have been addressed to date. D. Albertson will notify Mr. Hayward tomorrow requesting the required no trespassing signage, and cable/chain to be installed at the entrances/egresses of the site be installed.

MOTION: J. Natle to adjourn the meeting at 8:28. **SECOND:** S. Pelletier **VOTE:** 5-0-0
Meeting adjourned at 8:28 pm



Michael Hofler, Chair



Donna Lusignan



Daniel Beaudette



James Natle



Sierra Pelletier

