



Members present: James Natle, Michael Hofler, Daniel Beaudette, Justin Rosiensi, Alice Knittel and Elizabeth Pols (alternate for special permits)  
Staff: Doug Albertson, Town Planner and Lynn Sikes, Minutes  
Audience Present: None

**7:00 pm – J. Natle, Chairman,** opened the meeting, welcomed everyone and read the agenda into the record.

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**Discussion Item – J. Natle** – James Hayward Gravel Sand pit. Four members of the Board did a site visit on August 29<sup>th</sup>. The site plan dated October 24, 2018, submitted by Don Frydryk of Sherman & Frydryk was reviewed and discussed. Mr. Hayward was sent a letter referring to the safety of the site and confirming that trespassers were not to be allowed. Extending the permit or revoking the special permit was discussed by the Board. If within 2 weeks safety measures aren't noted the special permit will be revoked. D. Albertson will follow up with Mr. Hayward to confirm that neighbors are aware of no trespassing on the property and that signs along the perimeter and a sign across the cable at the gate have been installed.

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**BEDIC Form** – to re-endorse the Certificate of Approval of Modification of a Definitive Subdivision Plan to satisfy the Registry of Deeds. When the plan was to be recorded, though they recorded the plan, they did not record the form due to certain language not being on it that they indicate is required. This was discussed and the reasons behind it along with who should actually sign this form. D. Albertson will call the Registry to try and clarify this matter. The Board will not sign the re-endorsement until this is cleared up.

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**The ZBA** has requested our recommendation regarding a variance request being made by Jaime Ryznic for a side setback at Old Bay Road, Map 229, Lot 3.01. The applicant, Jaime Ryznic, is requesting a variance of the side setback from the required 20' to 10'. This lot is in the AG-A zone and is for the construction of a new single family home. The Board reviewed and discussed the application along with the criteria to recommend favorably. Specifically by avoiding the wetlands it pushes the building site into the side setback. The Board reviewed the site plan and the issues with the layout along with her future plan for a detached accessory apartment to be built.

**MOTION:** D. Beaudette to recommend to the Zoning Board of Appeals that they not take favorable action on the variance request because the building could be turned to fit the site if the detached structure is removed. Note: the proposed detached structure could possibly be integrated into the dwelling without encroaching into the setback. **SECOND:** A. Knittel  
**VOTE:** 5-0-0

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**The ZBA** has requested our recommendation regarding a Special Permit request being made by Deborah J. Ernest to construct a new Two Family residence at Pelham Road, Map 238, Lot 63 in the AG-B zone. The Board reviewed and discussed the application along with the criteria to recommend favorably.

**MOTION:** J. Rosiensi to recommend to the Zoning Board of Appeals that they grant the Special Permit request being made by Deborah J. Ernest for new construction of a two-unit

residence/duplex at Pelham Road, Map 238, Lot 63 in the AG-B zone. **SECOND:** D. Beaudette Discussion: legal property ownership should be confirmed and submitted as it appears one owner has passed away. **The motion was amended to include the verification of ownership. VOTE: 5-0-0**

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**ANR:** – Thomas T. Soja, 701 George Hannum Road, Map 241, Lot 18, submitted by Durkee, White, Towne and Chapdelaine, dated September 16, 2019, to divide Map 241, Lot 18 into two lots, designated as Parcel A and Parcel B, (Assessors will assign lot numbers later), accompanied by a Form A application dated September 16, 2019. The Board reviewed and discussed the application.

**MOTION:** J. Natle to endorse the ANR for Thomas T. Soja, 701 George Hannum Road, Map 241, Lot 18, submitted by Durkee, White, Towne and Chapdelaine, dated September 16, 2019, to divide Map 241, Lot 18 into two lots, designated as Parcel A and Parcel B.

**SECOND:** M. Hofler No Discussion **VOTE: 5-0-0**

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**ANR:** – G&H Development, LLC., Daniel Shays Hwy., Map 231, Lot 32, submitted by Sherman & Frydryk, LLC., dated May 14, 2019, to create 3 lots, designated as Lots 1, 2 and 3 (Assessors will assign lot numbers later), accompanied by a Form A application dated May 15, 2019. The Board reviewed and discussed the application.

**MOTION:** J. Natle to endorse the ANR for G&H Development, LLC., Daniel Shays Hwy., Map 231, Lot 32, submitted by Sherman & Frydryk, LLC., dated May 14, 2019, to create 3 lots, designated as Lots 1, 2 and 3. **SECOND:** A. Knittel **VOTE: 5-0-0**

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#### **Bills were endorsed.**

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**Minutes of August 27, 2019. MOTION:** M. Hofler to approve the minutes of August 27, 2019 as written. **Second:** A. Knittel **No Discussion VOTE: 5-0-0.**

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**Minutes of August 29, 2019 site visit to Allen Street. MOTION:** M. Hofler to approve the minutes of August 29, 2019 as written. **Second:** A. Knittel **No Discussion VOTE: 4-0-1**  
J. Natle was not in attendance.

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#### Town Planner Report:

- E&J Supply, LLC is moving forward. The Building Inspector and Fire Chief did a site visit and advised the applicants on what they need to do. There is another applicant looking at this site also to submit an application. They have the application but have not submitted it yet.
- We will have a "Meet the Installer" with the Solarize Belchertown Committee and Northeast Solar at 7 pm, September 26<sup>th</sup> here in the Town Hall. Please come with any questions you may have.
- Design work has begun with a consultation for structural engineering regarding the Lake Wallace sensory trail. He has looked at the site and is beginning site work. More grants are being applied for.
- Regarding "tiny houses" to be used as accessory apartments in town. This needs to be addressed in the Mass. Building Code, because for now there is no way to define them other than trailers or campers.
- I continue to work on subdivision regulations. Please send in any suggestions you have and I will review as I go along.

- I attended a second meeting on the Resilient Lands Initiative. This meeting was on watersheds and how agencies can improve watershed protection. The October meeting will focus on forests.
- The Attorney General's office approved our revised Commercial Solar bylaw with some comments.
- I will forward to you a paper from Harvard Forest on the topic of land conversion for solar.
- There was an event held at UMass regarding the SMART program which E. Pols went to.

**E. Pols** – Had attended the Mass. DOER presentation on proposals to make some changes to the SMART program that has caused the rush of commercial solar projects. The event was very well attended. It was a little difficult to follow as the presenter spoke quickly and used acronyms. E. Pols handed out the pamphlet of the slide show presentation to the Board to look over. They are looking for comments to be turned in by September 27<sup>th</sup> regarding the proposed changes.

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 Members Reports:

- J. Rosiensi – I haven't seen any paving being done over at 125 No. Main Street. This was a condition for Kalyx's application on retail marijuana. There would be no CO issued until that is completed.
- D. Beaudette – there are several site signs at this area also. It seems like these would be going over the allowed square footage for signs. D. Albertson will mention to the Building Inspector to check into.
- M. Hofler – what a great turn out and wonderful weather for the Fair. I heard some vendors ran out of food. That's a good statement regarding attendance.

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**MOTION:** M. Hofler to adjourn at 8:30 pm. **SECOND:** A. Knittel **VOTE:** 5-0-0  
 Meeting adjourned at 8:30 pm

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 James Natle

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 Daniel Beaudette

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 Michael Hofler

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 Justin Rosiensi

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 Alice Knittel