

Belchertown Planning Board
Minutes – Tuesday – February 27, 2018



Members present: Michael Hofler, James Natle, Daniel Beaudette, Sierra Pelletier, Mark Spiro and Eric Wojtowicz, (alternate for special permits)

Absent: Doug Albertson, Town Planner

Staff: Lynn Sikes, Minutes

Present: Brian Giggey, Don Frydryk of Sherman & Frydryk, Chris and Mike Fabbo, owners of the Garden Center, Travis Watts, Sean Donovan

7:00 pm – M. Hofler, Chairman, opened the meeting, welcomed everyone and read the agenda into the record.

7:01 pm – The Belchertown Garden Center, Front Street - updated site plan. Don Frydryk of Sherman & Frydryk along with the current owners of the Garden Center, Chris and Mike Fabbo, addressed the Board. They would like to discuss the modification of the original site plan for the Garden Center. They will be requesting an extension of the site plan as the soil testing has not been completed. They will review everything this evening and confirm there isn't anything else the Board would like addressed. Discussion ensued regarding the separation of the lot into two independent lots. There is a Purchase and Sale agreement for Lot 2 with the hope of selling Lot 1 in the future. Originally this was one contiguous lot. The Conservation Commission is reviewing an existing Order of Conditions as the time frame on that has expired. Easements, parking, curb cuts, landscaping, lighting, storm water and drainage were reviewed as they would apply to two independent lots. Road work currently being done by the Town has disrupted the 10 foot buffer area between the Garden Center's parking lot and the town's right of way along with the curb cut. This should be put back in as it had been prior to the change. A 10 foot buffer grassed area was discussed on the completion of this road work. There will be 2 sewer connections. Brian Giggey, the proposed Buyer for Lot 2 was present and asked for clarification on the curb cut. This was addressed for him. The modified site plan will reflect this and the location of the curb cut for each lot. Tighe & Bond's letter of February 13, 2018 was reviewed and all items discussed.

The Fabbo's submitted a written extension request for this until March 31, 2018. They will return to the Planning Board on March 13th 2018, at 7:30 pm.

They thanked the Board for their time and left the meeting at 7:46 pm.

7:47 pm – Travis Watts of Relentless Towing and Recovery, 111 Sargent Street, addressed the Board on his intent to put in a state towing lot. He presented the board with pictures of the building and site showing where the fenced in area would be located for the vehicles towed. Vehicles from an accident would be towed to the owner's home or a body shop. Vehicles towed due to DUI's would be impounded. There would be a maximum of 10 vehicles. It will not be a junkyard. If there were a vehicle that leaks, it would be put inside the shop where it would be drained. The drained material is contained in barrels which the Town picks up and disposes. The fence would be a 7 ½ to 8 foot fence with barb wire on top, so approximately a 10 foot fence. Lighting and lighting placement was discussed. This will be a chain link fenced area to secure the site. Hours of the towing portion of his business would be 24/7. He will have a hard packed, millings type, parking lot. The Board requested a narrative be submitted regarding the State's towing protocol for the fenced in area, along with how a leaking vehicle would be handled, and where he will place the dark sky compliant lights.

He will return for the March 13th, 2018 meeting at 8:00 pm.
He thanked the Board for their time and left the meeting at 8:08 pm.

ANR – G.B.Jackson, Oak Ridge Drive, Map 254, Lots 44.74 and 48, submitted by Sherman & Frydryk, LLC., dated November 15, 2017, to create two total lots, for lot identification plan purposes, Estate Lot 12A and Lot 20A, accompanied by a Form A application dated November 16, 2017. The Board reviewed and discussed the application. All is in order.

MOTION: J. Natle to endorse the ANR for G.B.Jackson, Oak Ridge Drive, Map 254, Lots 44.74 and 48, to create two total lots, for lot identification plan purposes, Estate Lot 12A and Lot 20A.
SECOND: S.Pelletier **No Discussion.** **VOTE: 5-0-0**

D.Beaudette is recusing himself from the following ANR as he is a close abutter. D.Beaudette left the meeting at 8:15 pm.

8:16 pm - ANR – The C. Marie Trombly Trust, Michael Sears Road, Map 259 Lot 40 and Map 260, Lot 39, submitted by Richard L. Cook Surveyors, dated February 22, 2018, to create Lot A, Estate Lot B and Lot C, accompanied by a Form A application dated February 12, 2018. The Board reviewed and discussed the application. The Living Trust was reviewed as well for appointment of the Trustee.

MOTION: M.Hofler to endorse the ANR for the C. Marie Trust, Michael Sears Road, Map 259 Lot 40 and Map 260 Lot 39, to create Lot A, Estate Lot B and Lot C. **SECOND:** J.Natle **No Discussion.**
VOTE: 4-0-1

D.Beaudette returned to the meeting

Bills were endorsed

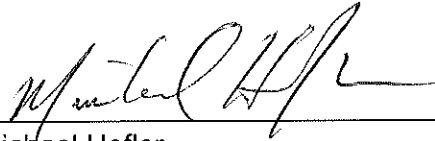
Minutes of February 13, 2018. **MOTION:** S.Pelletier to accept the minutes of February 13, 2018 as written. **SECOND:** M.Spiro **No Discussion** **VOTE: 4-0-1** (M.Hofler absent for that meeting)

Members report:

- **S.Pelletier** – the speed bumps which were installed at the new Pet Valu are not working. The first one needs to be repaired as it appears to have been damaged due to plowing, and people then go around the others. It appears they are customers going to CVS or other businesses, not to avoid the light. We should send a letter to Colvest to have the speed bump repaired. When Pet Valu opens and customers are parked in the spaces there, some of this issue will be resolved as they will no longer be able to drive around the other speed bumps
- **M.Hofler** – I would like to remind the viewing audience of the Public Hearing on March 13th for their input on the marijuana bylaw and the town's position and approach. Please attend.
- **D.Beaudette** – The Federal Street, LLC, Sunoco extension. This extension ends February 28, 2018. We need to see if they are requesting an additional extension. If not, then we would need to deny this.

MOTION: S.Pelletier to adjourn the meeting at 8:35 pm. **SECOND:** J.Natle **VOTE:** 5-0-0

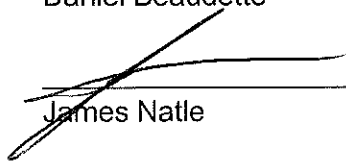
Meeting adjourned at 8:35 pm



Michael Hofler

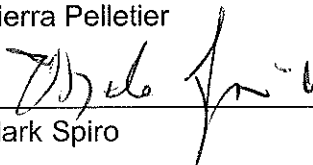


Daniel Beaudette



James Natle

Sierra Pelletier



Mark Spiro



OFFICE OF
PLANNING BOARD

Town Of Belchertown

P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

February 27, 2018

PLEASE ENTER YOUR NAME, TITLE AND ADDRESS ---
THANK YOU !

Donald Frydryk Sherment Frydryk Palmer

Chris Fabbo Fabbo Properties Ludlow

MIKE FABBO FABBO PROPERTIES LUDLOW

Brian Gigsey Sandscape Merchandise Shutesbury, MA

Sean Donovan 5 N. Main St. Belchertown MA

Travis Watts - III Sergeant - Relentless Training + Recovery