

Belchertown Planning Board Minutes

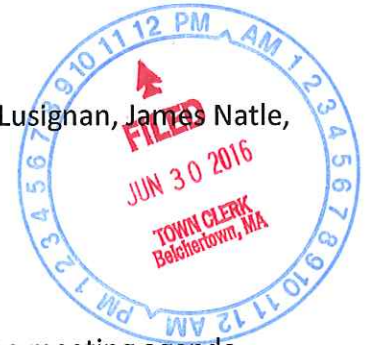
June 14, 2016

Planning Board Members: Daniel Beaudette, Christopher Laurenzo, Donna Lusignan, James Natle, and Michael Hofler

Absent: Sierra Pelletier (alternate for special permits)

Staff: Douglas Albertson, Town Planner; Mary Grenier, minutes

Present: Don Frydryk, Cathy Hayward



C. Laurenzo, Chairman, opened the meeting at 7:03 PM. Read into record the meeting agenda.

7:05 PM Appointment: Release of Covenant for Woods Edge (Willow Lane) Lot 6. Cathy Hayward was present and addressed the Board. Ms. Hayward is asking to exchange one performance guarantee for an additional \$15,000 cash to release lot 6. The Board currently holds a \$20,000 cash bond, the additional \$15,000 cash would total \$35,000 the Board will hold until subdivision is complete. Currently trees are being planted per the definitive plan. Ms. Hayward has been in contact with Doug Albertson regarding one resident who does not want a tree planted in front of his home. Ms. Hayward did explain that the tree is a requirement per the approved definitive plan; the resident was not satisfied and has contacted Doug Albertson. Will the Board allow Ms. Hayward to place the tree elsewhere on the cul de sac? D. Lusignan explained definitive plans did state that trees, sidewalks, etc. were to be done and shown to purchasers before the development of the lots. If this was done there would not be residents resisting any of the positioning of these requirements. Ms. Lusignan said she did not want to set precedent by not having definitive plan requirements met. Ms. Hayward said although she understands, some trees would probably have to be relocated due to the positioning of the houses and driveways after septic and well setback work were done. D. Albertson said the tree in question can be relocated elsewhere on Jason's Way or Willow Lane. Field conditions change and adjustments will need to be made. The Board discussed the relocating of the tree and agreed that one tree would not derogate the aesthetics of the subdivision. J. Natle said that in the future when deciding on site plans the Board needs to look carefully at sidewalks, trees etc. and that it be made known to developers that future buyers are shown the site plan and design their homes accordingly. D. Lusignan suggested placing the unwanted tree elsewhere within the subdivision. C. Laurenzo told Ms. Hayward that she may place this tree elsewhere in the development. Ms. Hayward is to contact D. Albertson and the DPW Director to set up a site visit as to the placement of this tree, so that it does not cause interference within the subdivision layout.

MOTION: J. Natle motioned to release Lot 6 on Jason's Way in Woods Edge development in exchange for additional cash in the amount of \$15,000. M. Hofler seconded. All in Favor. 5-0

ANR application Stadler Street Map 250 Parcel(s) 5 and 6 for George G. Jackson Revocable Trust. Don Frydryk was present and explained to the Board his client would like to turn these two parcels into three lots labeled 3G, 3H, and 3I. Water and Sewer are available. The lots are zoned B2 general business and owner is hoping for business interest. The Board agreed that it would benefit the town to have new businesses in town.

MOTION: J. Natle to endorse the ANR plan submitted by George G. Jackson Revocable Trust for Stadler Street Map 250 Parcels 5 and 6 zoned B2 to be divided into three lots labeled 3G, 3H and 3I. D. Lusignan seconded. All in Favor. 5-0

ANR application from Kenneth Maryea for South Washington Street Map 280 Lot 4. Owner not present. D. Beaudette said the owner as shown on the plan did not sign the application and felt the Board should not review until applicant signs the ANR application. This ANR came into the office

yesterday June 13, too late for the Board to receive in their agenda packages to review. D. Albertson will clarify with the applicant and place ANR application on the Board's June 28 agenda.

Application for Recreational Land Classification; Chapter 61 B release *and* an ANR application for Donald D. Freeman and Francine Carmody Freeman on Boardman Road Map 241 Parcel 23.4 and 34 Rural Road Map 241 Lot 23 (also known as "A"). Applicant asks that these two parcels which 4.0 acres of the 19.7 acreage on Boardman Street and the .75 acres on 34 Rural Road be divided into a lot. **ANR - MOTION:** M. Hofler to endorsed the ANR application from Donald D. Freeman and Francine Carmody Freeman for Boardman Street Map 241 Parcel 23.4 and 34 Rural Road Map 241 Lot 23 (also known as "A") for the creation of a Lot "C". J. Natle seconded. All in Favor. 5-0

Chapter 61 Right of Refusal: The request to release 4.0 acres of the 19.7 acreage on Boardman Street and the .75 acres on 34 Rural Road for Mr. and Mrs. Freeman is under a Purchase and Sale agreement. The planning board makes a recommendation in these cases. D. Beaudette said the Board did not receive a signed Purchase and Sale agreement, therefore the Board cannot make a recommendation. D. Albertson believes the Selectman possess a signed agreement. D. Beaudette would like to table this application until the next meeting on June 28, 2016. This will give D. Albertson time to contact the applicants for a signed P & S. The Board can make a vote and a recommendation at that time.

The Board reviewed the letter that was sent to Robert Bolduc, President of Pride, LP in reference to Pride's parcel on the corner of State Street and Turkey Hill Road. Mr. Bolduc responded to D. Albertson in an email and said they would get someone out there to clean up and mow.

D. Albertson explained to the Board that in the 1980's the Planning Board required a *maintenance fee* from developers building subdivisions. These funds were secured for a number of reasons i.e. pond maintenance, retention basin maintenance etc. D. Albertson said the monies were not for performance guarantees and the money belongs to the Town. The Department of Public Works and town treasurer are requesting that the Planning Board dissolve these accounts so the town treasurer can allocate the money for DPW work.

MOTION: M. Hofler moved to dissolve the following accounts held by the town treasurer along with any accrued interest to the Town of Belchertown:

- Pond Maintenance
- Cedar Glen
- Oak Ridge

D. Lusignan seconded. All in Favor. 5-0

ZBA recommendation for 38 Poole Road was tabled until June 28, 2016. The application is incomplete. C. Laurenzo said there is no clarity in what they are proposing. The application does not have a set of plans that are readable.

D. Lusignan moved to accept the meeting minutes of May 14, 2016 as written D. Beaudette seconded. M. Hofler abstained. 4-0-1

Board signed warrant.

D. Lusignan asked D. Albertson if the applicant for the the new car wash facility going up on George Hannum Road had submitted a site plan. D. Albertson said he discussed the plan with Paul Adzima, Building Inspector; the addition is less than 200 sq. ft. so no site plan is needed. D. Lusignan stated she had concerns regarding the site work and sign. D. Albertson stated that he would bring these concerns to P. Adzima to have them addressed.

8:33 PM DISCUSSION Wireless Communications: The Board is currently working on additions/deletions to the by-law. D. Beaudette asked if there are data in reference to how other neighboring towns have written by-laws. D. Lusignan has done research showing other cities/towns having 50% height of the tower as the fall zone. D. Lusignan addressed areas of concern that were not in the current by-law and requesting to have the language added regarding signage and advertising, the applicants submittal of an annual site report as a requirement with consequences if not submitted, property evaluations conducted at the applicants expense covering the specific area of a proposed install and the right to hire an outside engineer at the applicants expense. M. Hofler would like to clarify the intent of the fall zone around the base and easements surrounding that zone. D. Beaudette would like to see literature from other towns regarding the fall zone, site plans. The Board will do some more research and continue the discussion at a later meeting.

The Board tabled discussing the schedule of fees until July.

Board reorganization:

C. Lorenzo moved to nominated M. Hofler as Chairman. M. Hofler accepted. J. Natle seconded. All in Favor.

C. Lorenzo moved to nominated J. Natle as Vice Chair. J. Natle accepted. D. Lusignan seconded. All in Favor.

C. Lorenzo moved to nominate D. Lusignan as Clerk. D. Lusignan accepted. J. Natle seconded. All in Favor.

J. Natle moved to nominate D. Beaudette as PVCP commissioner. D. Beaudette accepted. All in Favor.

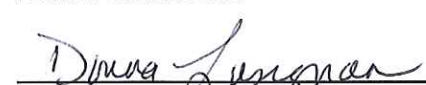
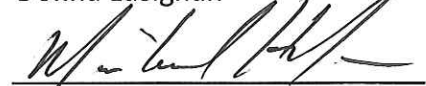
M. Hofler moved to nominate C. Lorenzo as single signature. C. Lorenzo accepted. J. Natle seconded. All in Favor.

D. Albertson will contact S. Pelletier and ask if she wants to remain as alternate member for Special Permits; if she does the planning board and the Selectmen both need to vote to re appoint her.

D. Beaudette asked D. Albertson for an updated town tax delinquent list. D. Albertson said the Town Treasurer issues them.

M. Hofler motioned to adjourn the meeting. D. Lusignan seconded. All in Favor.

Respectfully Submitted


Christopher Lorenzo, Chairman
James Natle, Vice Chair
Daniel Beaudette
Donna Lusignan
Michael Hofler