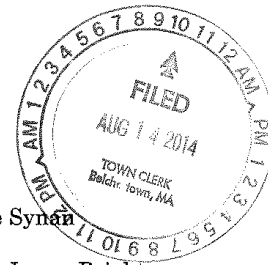


Belchertown Planning Board Minutes  
July 22, 2014



Members: Daniel Beaudette, Christopher Laurenzo, James Natle, George Synan  
Staff: Douglas Albertson Town Planner, Susan Gay  
Visitors: Robert Wojtczak, Mike Hofler, Richard Barry, Carolanne Bright, James Bright, Tim Fitzmeyer.

Christopher Laurenzo, Chairman, opened the meeting at 7:32 pm.  
Minutes: Motion J. Natle to accept minutes of July 08, 2014, Second D. Beaudette,  
Vote 3-0-1 (George abstains).

ANR plan: Motion J. Natle to approve a plan for Rudy Amelisko for Dressel Avenue, Map 252, Lots 47, 32 and 38, proposed parcel A, estate Lot 1, Second G. Synan, Vote 4-0-0.

Note: James Natle, signed off as the single signature for the Planning Board, as requested by the applicant. There was sufficient evidence that Mr. Provost was the only owner of the property which he is selling. This was shown on a deed from the Assessor office.  
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Tim Fitzmeyer came to discuss a proposal for storage units at his property 100 Federal Street. Also present were James and Carolanne Bright for the same. Tim reminded the board six years ago he asked for and was granted by town meeting, a change to the zoning on that parcel to B-2, or general business. He noted the house will remain and is rented.

James Bright then presented a drawn plan to members of this proposal. It shows the basic layout of the buildings and in laying out the buildings, storm water runoff was taken into consideration. He wanted to bring this to in before hiring an engineer to draw up the complete detailed plan. He continued on that he went on websites inquiring for open storage businesses in town and other local places, and they are full. This leads him to believe there is still a market for more units. This proposed plan is for 160 units.

The board discussed the market for these, the layout of the buildings, signage for the business, detention basins, lighting concerns, the hours of operation, entrance and fencing. The board noted the need to get permission from Mass Dept. of Transportation as Federal Street is a State Highway. Also it was suggested he go next to the Conservation Commission to begin the storm water permit process.

After discussion James Bright said he would do his due diligence as far as securing the property and lighting would be as taken into consideration as well, perhaps motion detector lighting will be a consideration. He noted the 15-foot setback around the perimeter with 20 feet in the back. He noted that he felt as long as he followed the site plan direction and put in place all the necessary items for review, he may move forward with this plan. He will return with a detailed engineered plan for the board and other departments to review.  
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Richard Barry came to the meeting to update the board on Oasis Drive off Munsell Street. He said pins and bounds are in and a final survey is in process. He said he has bids coming in for the sidewalks as well. The sidewalks and trees may be in place in August. The board noted that the plan can then be taken to a town meeting for acceptance of a town way upon construction completion. Doug noted that the as built and the legal descriptions will need to

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be filed at the Hampshire Registry of Deeds. Then an inspection will be done to be sure nothing was missed.

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First right of refusal from Chapter 61A: Norman Loftus, Michael Loftus, Kathleen Kimball, Patrick Loftus, Assessor Map 255, Lot 126, a 6 acre portion of the 12.12 acres on Springfield Road. A memo from the Town Administrator was submitted to the board requesting a review of this request.

The board reviewed the proposal which the planning board recently saw as a site plan submission for a solar array by Housatonic Solar 1 LLC. The site plan was approved on July 8, 2014 with conditions. Dan reviewed the contract and noted it was for a change of use, from forestry Chapter 61A. He noted that the board has not seen the Approval Not Required application and form, which the board would endorse to separate the 6 acres from the 12.12 acres on Springfield Road. The board reviewed the contract and had a comment and question regarding paragraph 3. that refers to the Buyer to be responsible for sub-dividing the property.

The board agreed to make their recommendation with a note to the Board of Selectmen that they take into consideration the contract, paragraph 3.

Motion D. Beaudette to recommend the Board of Selectmen not exercise their right of first refusal for a proposal to remove from Chapter 61A, Springfield Road, Map 255, Lot 126, a 6 acre parcel of a 12.12 acre parcel requested by Norman Loftus, Michael Loftus, Kathleen Kimball, and Patrick Loftus, Second J. Natle, Vote 4-0-0 – please see note.

Note: there is a flaw in the contract, in that the release is dependent on the parcel being created. Paragraph 3 states in part:

“Buyer shall be responsible for sub-dividing the Property from the Parcel, as defined below, along with all associated costs, in compliance with all applicable law, regulations and ordinances pertaining to subdivision of land in Belchertown from the approximately 108.8 acre property owned by Seller (Parcel ID: 255-126) (the “Parcel”).

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The board asked if Crestview Drive subdivision is working toward completion of the construction phase of this way. All lots were released and the Town of Belchertown holds cash in the amount of \$5,000.00. Prior to releasing this, applicants need to provide a list of items released or approved by other boards or commissions. Doug will follow up on what the needs are necessary to finish the construction phase of the subdivision.

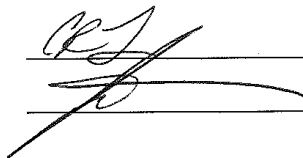
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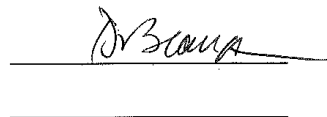
Discussed the appearance of the corner of Rts. 21 and 202.

Pepper Ridge is nearly finished but new owner cannot be reached.

The board will meet with the Board of Selectmen for a joint meeting on July 28, 2014 to appoint two applicants as members to the Planning Board.

Motion to adjourn D. Beaudette at 8:45 pm, Second J. Natle, Vote 4-0-0.

  
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