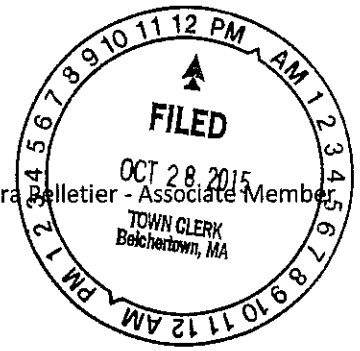


Belchertown Planning Board Minutes
October 13, 2015



Planning Board members: Daniel Beaudette, Michael Hofler, Donna Lusignan, James Natle, Sierra Pelletier

Staff: Susan Gay

Present: Don Frydryk, Wax Brackett, Jim Hodgen, Robert Van Zandt, Nicole Crevier

James Natle, Vice Chairman opened the meeting at 7:05 pm.

J. Natle opened and continued a Site Plan Review for Universal Forest Products (UFP), Harris Way, Map 230, Lot 31. D. Frydryk was present as representative to the business. The board received a letter tonight from peer review engineer firm Fuss & O'Neill. Mr. Frydryk indicated he had not received it at his office as of 5:30 pm. The board reviewed this letter from Aimee Bell, Project Engineer and Dan DeLany, Project Manager. The letter indicates they have reviewed the revised HydroCAD calculations by Sherman and Frydryk dated Oct. 9, 2015 relating to the project. This letter states the applicant has addressed the comments presented in the previous letters dated September 22, and October 8, 2015.

The applicant is applying for a site plan approval to build two drying sheds on Harris Way which will house pressure treated wood. The sheds are a way to prevent chemicals from leaching into the ground and to protect wetlands. The board had no further issue with the site plan review and made a motion to allow the drying sheds built as requested by UFP.

Motion M. Hofler to approve the site plan for Universal Forest Products Belchertown LLC, Harris Way, Map 230, Lot 31, Second D. Lusignan, Vote 4-0-0.

J. Natle reopened a continued hearing for applicant Mr. Van Zandt. He has applied for a Special Permit to build a Common Drive off South Liberty Street, Map 278, Lot 3. One board member is absent and so Vice Chair J. Natle appointed Sierra Pelletier, Alternate Voting Member for Special Permits to vote on this application. She was present at the start of the hearing and signed a note stating she read the last meeting minutes and now up to date on the Sept. 22, 2015 public testimony.

D. Frydryk is present as representative and submitted the revised plans for this common driveway. He noted he has an appointment tonight with the Conservation Commission after this meeting. The Con Com said they wanted to hear from planning before they reviewed this proposal.

As the board requested, the plan for the common driveway was moved farther from the property line to allow a five foot grass strip. D. Beaudette informed the Board that he reviewed the Homeowner Association Agreement and noted it is a standard agreement. The board said that Tighe & Bond noted that all items are now addressed. After the board reviewed the plan they asked for any comment from audience members. A direct abutter (296 South St.) said he had no issue with the common driveway.

Motion D. Beaudette to close the public hearing for the special permit application for a common drive on South Liberty Street, Map 278, Lot 3, applicants Robert and Elizabeth Van Zandt, Second D. Lusignan, Vote 5-0-0;

Motion M. Hofler to allow waivers on a special permit for a common drive on South Liberty Street, Map 278, Lot 3, to applicants Robert and Elizabeth Van Zandt, to the Zoning Bylaw Common drive development with two waivers as stated in a letter received from D. Frydryk on Sept. 28, 2015:

"Article X – Section 145-45: C(1): The centerline of the common drive shall coincide with the centerline of the common drive right of way. The applicant requests a waiver for a shift in the centerline location away from the centerline of the common drive right of way to help reduce the wetland fill in this area. Based on the current design, this would shift the proposed centerline of the access drive 8' southerly from the centerline of the right of way".

Motion M. Hofler to grant the second waiver from a letter received from D. Frydryk dated Sept. 28, 2015:

"Article X – Section 145-45: C(6)(c): The area for six feet from the gravel base shall be cleared and grubbed of all stumps, brush, roots and like material. The applicant requests a waiver to allow a 5' cleared area from the edge of the traveled way to the edge of clearing from STA 0+00 to STA 2+10 to help reduce wetland fill in this area". M. Hofler added, "for a distance not to exceed 300 feet", Second D. Beaudette, Vote 5-0-0;

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Motion D. Lusignan to grant a special permit for a common drive on South Liberty Street, Map 278, Lot 3, applicants Robert and Elizabeth Van Zandt, Second M. Hofler, Vote 5-0-0.

ANR plans: Motion M. Hofler to endorse a plan for Michele M. Lariviere, Kopic Ave., Map 225, Lot 2, proposed 1 and parcel C (not a building lot), Second D. Lusignan, Vote 4-0-0;

D. Beaudette to take no action on an ANR plan and application by Mary Ann Mitchell, State Street/Route 202, Map 251, Lots 70, 70.08, 70.09 and 70.10, proposed estate lots 11A and lot 15. The board noted the plan and paperwork do not match and need to be clarified prior to approval. The board will ask the applicant to correct and will review at their October 27, 2015 meeting.

ANR plans: Motion M. Hofler to endorse a plan for L J Development LLC, Sargent St., Map 244, Lot 55.1, proposed lot 1, lot 2, lot 3A, lot 5 and lot 6, Second D. Lusignan, Vote 4-0-0.

Minutes Aug. 25, 2015, Sept. 08 and Sept. 22 were finalized:

Motion D. Lusignan to approve minutes of August 25, 2015, Second M. Hofler, Vote 4-0-0;

Motion D. Lusignan to approve minutes of September 08, 2015 with one correction, 2nd page says Aug. 28 instead of Aug. 25, 2015, so J. Natle wrote the 25 and initialed it, Second D. Beaudette, Vote 3-0-1 (J. Natle abstains);

Motion M. Hofler to approve minutes of September 22, 2015, Second D. Beaudette, Vote 4-0-0.

Time slips and bills were signed.

Other: D. Beaudette asked if the DVD of meetings could be added to the minutes of the meetings. The Aldrich Street meetings were controversial and could use the addition of the DVD, or a note that states someone can go on Belchertown.org website and go to the meetings to view the entire meeting. The board will investigate this possibility for future meetings.

Motion to adjourn D. Lusignan, Second D. Beaudette @ 8:05 pm, Vote 4-0-0.

