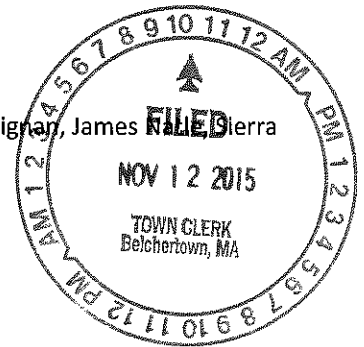


Belchertown Planning Board Minutes

October 27, 2015



Planning Board members: Daniel Beaudette, Michael Hofler, Christopher Laurenzo, Donna Lusignan, James Pelletier

Staff: Douglas Albertson Town Planner, Susan Gay
Present: Jason Spellacy, C. Adams, Eric Duseau, Jim Kenney

Christopher Laurenzo, Chairman opened the meeting.

7:05 pm - C. Laurenzo read the public hearing notice as posted in *The Sentinel* for an amendment to the Zoning Bylaw Chapter 145, Article III, Section 145-11, Schedule of Uses Business for Motor Vehicle Sales and Rental in Industrial by Special Permit and Site Plan approval.

Jason Spellacy is the applicant for the zoning bylaw amendment. Mr. and Mrs. Spellacy were present for this hearing.

Jason Spellacy said he is presently renting space from the owner of a building on Harris Way/Bay Road. The parcel is zoned Industrial and motor vehicle sales are not allowed. This site once had a vehicle sales business, but the license expired for sale of vehicles in 2000. Mr. Spellacy noted he was unaware of this when he applied for a dealer's license. He has applied for a Class II License.

The board asked how many vehicles were planned for motor vehicle sales on the parcel, and Mr. Spellacy said 25 to 35. To inform the audience, members noted this is not a change to the Industrial zone, but a change to the Schedule of Use under Business and Industrial, (Article III, Section 145-11). A vote from the town meeting to allow the amendment would then allow Mr. Spellacy to use this industrial space as "motor vehicle sales and rental". It would be allowed by Special Permit and Site Plan approval by Planning Board.

D. Albertson provided a map showing the other two Industrial areas in town that would also be affected. One is Springfield Road, where Northeast Treaters and solar array are located, with the remainder of the parcel under the ownership by the Loftus family. The second Industrial space is National Fiber business on Keyes and Depot Streets.

The board looked over the application provided by the Board of Selectmen requesting the Class II License. The board asked Mr. Spellacy how a Class II License differed from others. He noted Class II is to allow a used car license.

The board noted Special Permitting allowances and three specific requirements. They went over how this amendment would work toward this use requested by Mr. Spellacy, and they explained to the applicant that after this hearing the board makes their recommendation to Town Meeting either to amend or not. It was noted how the town usually has a late year Special Town meeting and went on to explain the timing process. Mr. Spellacy said he was hoping to open his business as soon as possible, as he did not realize he would have to go through this when he committed to pay rent for use of the parcel. After the board was finished, the board asked for comment from the audience. There was none and so the hearing closed.

Motion J. Natle to close the public hearing for the zoning bylaw amendment to Chapter 145, Art. III, Sec. 145-11, Schedule of Uses #32 Business for Motor Vehicle Sales and Rental in the Industrial zone, to delete the present use stated as "N" (not allowed), and replace the use with SP/P PA, denoting allowable by Special Permit and Site Plan approval by the Planning Board, Second D. Lusignan, Vote 5-0-0;

Motion J. Natle to recommend town meeting vote in favor of a zoning bylaw amendment to Chapter 145, Art. III, Sec. 145-11, Schedule of Uses #32 Business for "Motor Vehicle Sales and Rental" in the Industrial zone, deleting the "N" designation and replacing the use as SP/P PA, noting the use as allowable by Special Permit and Site Plan approval by the Planning Board, Second D. Beaudette, Vote 5-0-0.

C. Laurenzo read a public hearing notice as posted in *The Sentinel* for Eric and Jessica Duseau for 260 Turkey Hill Road, Map 254, Lot 70. Mr. Duseau was present for his application for an accessory apartment in their home. He said his parents need to live close by and this is the best way to provide for this need. Mr. Duseau submitted pictures of the following: front of house, driveway, garage, Summit St. view, rear view, side/rear view, view of Summit St. neighbor, and view of Turkey Hill Rd. neighbor, garage looking in, door to garage, three pictures of interior/old section, and two pictures of the interior/new section. The board reviewed the pictures. Mr. Duseau reviewed the pictures with the members and said the area he has drawn up notes 601 square feet of living space for the accessory apartment. He pointed to plans and showed the living space, stairs and more. The board noted that their figures show 590 square feet of space. Mr. Duseau said his plan changed as one wall went from 18 feet to 15 feet

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as it was too close to the chimney. The board noted that they could not vote on this application until the plan shows exact dimensions. The board stated that they do not require architectural plans for these applications, however, they need a scaled drawing.

Mr. Duseau noted he would also be in touch with the Board of Health for the addition as well. The board discussed the apartment with Mr. Duseau who indicated at some point a wheelchair may be necessary. The board noted that ADA use would be somewhat larger, especially the bathroom section of an apartment. They noted the shower facility would not meet an ADA requirement as shown.

The board noted that the applicant needs to occupy the other area of the home as part of a Special Permit. They noted the permit expires once the owner of the home moves or the new owner reapplies. The board discussed parking and Mr. Duseau said it is sufficient. The board asked Mr. Duseau said he would return with a revised plan, showing exact measurements and he agreed. He said two weeks would be enough time for the revisions.

Motion J. Natle to continue the public hearing for Eric and Jessica Duseau for 260 Turkey Hill Road, Map 254, Lot 70 for an accessory apartment to November 10, 2015 at 7:05 pm, Second M. Hofler, Vote 5-0-0.

Mr. Kenney came into the meeting asking what the status was regarding an ANR plan for Mary Ann Mitchell, State Street/Route 202. At the October 13, 2015 meeting the board noted inconsistencies on this ANR plan with the notes from the engineer, and on paperwork as well. Meanwhile, D. Frydryk of Sherman and Frydryk provided a letter indicating the area they questioned, as well as a revised application with the corrected lot number. After the board reviewed the revisions by D. Frydryk, they were prepared to endorse the plan:

ANR plans: Motion J. Natle to endorse a plan for Mary Ann Mitchell, State Street/Route 202, Map 251, Lots 70, 70.08, 70.09 and 70.10, reconfigured estate lots 11A and lot 15A, Second M. Hofler, Vote 5-0-0;

ANR plans: Motion C. Laurenzo to endorse a plan for Richard and Barbara Greene, Ware Road, Map 244, Lot2 156, 156.28, reconfigured mini golf and D-2, Second J. Natle, Vote 5-0-0;

ANR plans: Motion D. Beaudette to endorse a plan for Bell Property Corp. c/o Andrey Korchevskiy (President), Bardwell St and North Washington St., Map 268, Lots 22, 24 and 25, reconfigured lots X, Y, Z, AA thru CC and EE, Second J. Natle, Vote 5-0-0;

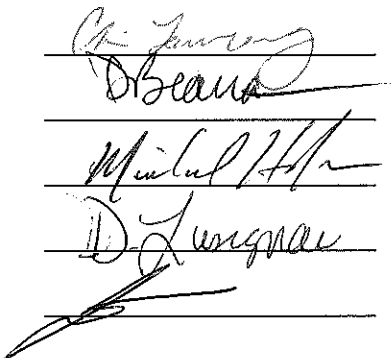
ANR plans: Motion M. Hofler to endorse a plan for Richard and Annie Steiner/Steven Paul, Warner St., Map 236, Lots 10 & 11, reconfigured and revised Lot 32-NA, revised 32-O, and Lot 3, Second J. Natle , Vote 5-0-0.

Note regarding ANR application forms: D. Beaudette requests that an applicant signing the Form A "application" also note after their signature(s), who they are and what their capacity is to sign the application.

Motion D. Beaudette to approve minutes of October 13, 2015, Second M. Hofler, Vote 4-0-1 (C. Laurenzo abstained)

Time slips and bills were signed.

Motion to adjourn M. Hofler, Second J. Natle @ 8:45 pm, Vote 5-0-0.

The block contains four horizontal lines, each with a handwritten signature written over it. From top to bottom, the signatures appear to be: 1. A signature that looks like 'C. Laurenzo'. 2. A signature that looks like 'D. Beaudette'. 3. A signature that looks like 'M. Hofler'. 4. A signature that looks like 'J. Natle'.