



**Belchertown Planning Board Minutes
October 28, 2014**

Members: James Natle, George Synan, Robert Wojtczak, Michael Hofler (Alternate Voting Member Special Permits)

Staff: Douglas Albertson, Town Planner; Susan Gay

Visitors: Bruce Skaggs and Roger Cooney Wright Brothers - Accessory Apartment, Ted Parker - Concord Road

J. Natle, Vice Chairman opened the meeting at 7:30 pm.

ANR plans: The board asked what the change is being made on State Street. Doug said it is an area near Chestnut Hill School, which will be integrated into town property. It is presently used as a baseball field.

Motion G. Synan to endorse the ANR plan for applicant Town of Belchertown for State Street, Map 250, Lots 11 & 14 revised, to convert an area presently owned by DCAM (baseball field), Second R. Wojtczak, Vote 3-0-0;

Motion R. Wojtczak to endorse the ANR plan for applicants Henry and Hilary Whitlock for North Street, Map 216, Lot 38.01, proposed Lot 1, Second G. Synan, Vote 3-0-0.

Minutes: Sept. 23, Sept. 27 and Oct. 14, 2014 minutes – members that were at some meetings are absent tonight, therefore minutes will be reviewed at a future meeting.

James Natle opened the public hearing for a Special Permit, applicants Jennifer and Bruce Skaggs, 143 Warner Street (Map 236, Lot 3) for an accessory apartment. Bruce Skaggs and his builder Roger Cooney were present for the hearing. Mr. Natle informed Mr. Skaggs that tonight the board has two members absent, and that this special permit needs a super majority to be approved. They said he could present his application, or he can continue the hearing to the next meeting. Mr. Skaggs agreed to present his application. Mr. Natle then appointed Mr. Hofler to participate in a vote on this special permit review.

Mr. Hofler is the planning board Alternate Voting Member for Special Permits, and can vote when another member of the board is absent. Mr. Hofler accepted the appointment for his vote at this hearing.

Mr. Cooney went over the plan to add an accessory apartment to 143 Warner Street, which is the home of Bruce Skaggs. He said it is a small apartment for Mr. Skaggs' mother. The board asked questions regarding the general objectives for this newly established Zoning Bylaw Chapter 145, Section 145-29.1 (added 5-12-2014 at the Annual Town Meeting Article 21).

Mr. Skaggs noted this accessory apartment allows his mother to be close to his family with a separate area to their home. The board went over the procedures and all items were in order. Mr. Cooney said Title V inspection was complete as part of the application. Instructions for a survey for setback requirements appear met as well and they checked in with the Conservation Commission as well. The board noted this is their first application under the new addition to the bylaw.

Mr. Cooney showed the board that they will keep the elevation and style of their home. He went over the outer appearance and showed it will meet the requirements. The building will be aesthetically in tune with other homes in the neighborhood.

Discussed some other requirements such as bath size, total apartment size no larger than 600 square feet, fire separation wall, doors 3 feet wide for Americans w/Disability Act (ADA), and the location will be the same level as the house. There will be an entrance through the rear of the house and access through the applicant's home.

Mr. Cooney asked about a transferrable option of an apartment, and the board said should Mr. Skaggs sell the home, the planning board asks that a new owner return to the board with a new application. This form of approval with that reference that it not be transferrable without a new application will be on file with the Hampshire Registry of Deeds (after a 20-day appeal period).

The board noted there are no audience members at this public hearing, so no one from the public was to be heard. The board was finished with questions and Mr. Natle asked for a motion to close the hearing.

Motion by R. Wojtczak to close the public hearing for an accessory apartment for applicant Bruce Skaggs, 143 Warner St., Map 236, Lot 3, Second G. Synan, Vote 4-0-0.

Motion by G. Synan to approve the Special Permit application to construct an accessory apartment as presented in the plans at this meeting. Applicants: Jennifer and Bruce Skaggs, 143 Warner St., Map 236, Lot 3, Second R. Wojtczak, Vote 4-0-0.

Doug noted that the form will be filed with the Town Clerk for a 20-day appeal period.

Ted Parker requested a meeting to update the board on Concord Road definitive subdivision off Old Amherst Road. He requests an extension of the completion deadline. He noted ongoing construction, and final blacktop will be put down once it is complete. He said the way is a fully functional loop road and has all necessities for safety vehicles. He noted the subdivision way, mainly built in the Town of Amherst has 73 lots, with three of the lots in Belchertown, named Concord Road.

Mr. Parker said they sold a few lots where it is paved and continue to have slow but accelerated sales in that neighborhood. Jim Natle said it is a nice looking road and that their work is well done. Mr. Parker said about half the lots have been released in Amherst and are being readied to close. The board agreed they have no issues with granting an extension to Concord Road.

Motion G. Synan to grant an extension to definitive subdivision way Concord Road for Tofino Associates to October 31, 2016, Second R. Wojtczak, Vote 3-0-0.

Note: the next planning meeting will be held on WEDNESDAY, Nov. 12, 2014 due to the holiday on Nov. 11, 2014. This is a continued public hearing for Richard Greene definitive subdivision plan for an extension to Old Sawmill Road.

Motion to adjourn at 8:30 pm G. Synan, **Second** R. Wojtczak, **Vote** 3-0-0.

