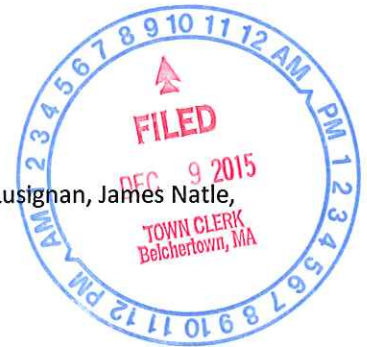


# Belchertown Planning Board Minutes

November 10, 2015



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

Staff: Douglas Albertson Town Planner, Susan Gay  
Present: Eric Duseau

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Christopher Laurenzo, Chairman opened the meeting.  
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7:05 pm - C. Laurenzo opened the continued public hearing for a Special Permit approval requested by Jessica and Eric Duseau.

Mr. Duseau submitted a new drawing to members showing precise measurements for the proposed accessory apartment to be built onto his home at 260 Turkey Hill Road. Mr. Duseau had mentioned ADA and so it was discussed. Mr. Duseau said he had plenty of room to reframe doors if necessary. This plan shows the scale of the proposed apartment to be 575 square feet.

The board reviewed the plan and requested that a finalized version, with professional signature and date be brought to the office for the planning file. D. Albertson said Mr. Duseau could bring a copy of his plan that he'll bring to the building inspector for the planning office file. When the review was complete, C. Laurenzo asked if anyone in the audience had a comment or a question. There was none and so there was a motion to close the hearing.

**Motion J. Natle** to close the public hearing for Jessica and Eric Duseau for an accessory apartment at 260 Turkey Hill Road, Second M. Hofler, Vote 5-0-0;

**Motion M. Hofler** to approve a Special Permit for an accessory apartment to Jessica and Eric Duseau, 260 Turkey Hill Road, Map 254, Lot 70, contingent upon submittal and approval of a proper document of the drawing for the office file accepted by D. Albertson, Second J. Natle, Vote 5-0-0.

Noted: C. Laurenzo checked the box on the decision form which notes the permit expires with change of ownership.

The members also read from the Chapter 145 section for this special permit which allows an accessory apartment to Mr. Duseau, 260 Turkey Hill Road, Map 254, Lot 70, with a provision he resides in one of the units. Also noted was that transfer of ownership of the property, would allow the new owner to apply for transfer of this special permit.

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Note: the Pioneer Valley Planning Commission sent out a reminder that they have technical assistance available for Municipalities. D. Albertson said he will look into integrating some assistance. The board asked what the amount allowed for technical assistance is, and the amount is approximately \$1,500.00 worth of service. We have used this program before, for example, revising the sign bylaw, and the Agricultural Commission received this technical assistance last year.  
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D. Albertson said November 23, 2015 will be an initial visit by the DART (design and resiliency team) team and information has been provided to all interested parties. The project is to be focused on the Common to Courthouse planning we have been doing with Mass in Motion, and that can incorporate our other research, such as the PVPC zoning analysis, form-based codes, complete streets, and state school development. The DART project is to be scheduled, perhaps in the winter and will be a three-day event in which experts, such as architects, planners, engineers, or others will come to town and hold charrettes and other community activities to assess local priorities. The result will be a set of recommended action items the town can implement to pursue its goals. Doug noted that Provincetown, Mass. and Bath, Maine are examples to review on line. He is hopeful that the groups can combine all the elements of prior meetings held around this project. C. Laurenzo will not be able to attend Nov. 23, 2015.

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D. Albertson also notes Belchertown has held its housing values, and is a fairly wealthy community. Therefore the town must be prepared for people wanting to come here.  
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Planning Board Minutes 11/10/15

The board reviewed mail from the Board of Selectmen asking for comment from the board regarding acceptance of two ways, Crestview Drive and Old Sawmill Road Phase 1 and 2. The board said the paperwork needs to be corrected which notes Crestview Acres as a town way, as it should be Crestview Drive. D. Albertson said he would send a memo to the Board of Selectmen regarding that legally it is "Drive" not Acres. The board had no further comment on Old Sawmill Road or Crestview Drive.

**Motion J. Natle to recommend accepting the layout of Crestview Drive as a town way, Second D. Beaudette, Vote 5-0-0.**

**Motion J. Natle to recommend accepting the layout of Old Sawmill Road/Hunters Way Phases 1 and 2 as a town way, Second D. Lusignan, Vote 5-0-0.**

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Other:

Subdivision Regulations will be reviewed and improved to result in securing easements. This will be discussed further at a future meeting for a change to the regulations.

As an example of the easement problem, Sheffield Estates subdivision, which was turned over to the Town of Belchertown by P. Galuszka for the town to complete, has not yet been accepted. D. Albertson said there are easement issues and the owners of the properties with easements will be asked to give permission for the town to take the easements shown as part of the definitive subdivision plan. It is a problem in the completion for all the ways in this subdivision.

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**Motion J. Natle to approve minutes of October 27, 2015, Second D. Lusignan, Vote 5-0-0**

Time slips and bills were signed.

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**Motion to adjourn J. Natle, Second D. Lusignan @ 7:50 pm, Vote 5-0-0.**

D. Lusignan \_\_\_\_\_  
Michael H. H. \_\_\_\_\_  
Stearns \_\_\_\_\_