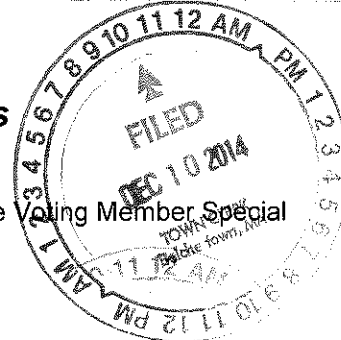


# Belchertown Planning Board Minutes

November 25, 2014



Members: Daniel Beaudette, James Natle, Robert Wojtczak, Michael Hofler (Alternate Young Member Special Permits).

Staff: Douglas Albertson Town Planner, Susan Gay

Visitors: Bill Terry EDIC, Claire O'Neill MassDevelopment, Archie Archible and Brenda Aldrich Board of Selectmen and Gary Brougham Town Administrator

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

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**Minutes:** the October 28, 2014 minutes were prepared but need Jim, George and Robert to endorse them; and the November 12, 2014 Wednesday meeting minutes were not finished in time for the board to review and vote on them.

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James opened a public hearing for the Business Neighborhood Center zone change for the former Belchertown State School area. Doug noted that the June public hearing held for this zone change is still valid because it is within six months of the December 1 town meeting. The documents from that public hearing will be submitted to the Attorney General. This hearing is for further public information and to clarify verbiage.

Claire O'Neill from MassDevelopment noted they recommended including in the Schedule of Use section of the bylaw, Commercial Food Processing. The board noted everyone has worked for flexibility in this bylaw, and within the residential aspect of it with assisted living spaces. It would be a good fit to consider this parcel an addition to the town center. Discussed affordability of the proposed assisted living development – the developer will likely apply for Community Preservation Act funds. A letter of support for their request to the Community Preservation Committee would be very helpful. They have support from the EDIC.

Discussed the residential requirement and 30% cap, how it would be implemented and whether it would apply to the entire area. Claire said yes this has been gone over and her group felt that once a site plan came to planning, they could look at projections and the overall percentage. All seemed to agree that there is to be a Master Plan for the site showing the projected build-out.

A member of the Select board noted how the town needs commercial growth. Went over the plus and minus aspects of Belchertown having no gas, water and sewer, as well as this area having no interstate access, as some other towns already have in place.

Gary Brougham said a company will be removing asbestos from the administration building on the state school property. He noted how there is no infrastructure on the parcel and this is a good first step and opportunity to move forward. It was also noted that the company who has an interest in building assisted living space has five other projects in operation, with one of the projects moving forward very soon.

**Motion** R. Wojtczak to close the public hearing for the Business Neighborhood Center zone change for the former Belchertown State School property, Second D. Beaudette, Vote 3-0-0;

Note: discussed the procedure to town meeting attendants, to note the updates and amendments to this zoning bylaw change.

**Motion** R. Wojtczak to recommend town meeting adopt the zone change as amended to be placed in the Zoning Bylaw Chapter 145, Article XIV, Section 145-72, Business Neighborhood Center District parcel of the former Belchertown State School, Second D. Beaudette, Vote 3-0-0.

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The board briefly mentioned the next meeting for a site plan review for Surner Heating Co. propane distribution facility at 1066 Federal Street. They will go over various issues regarding the site and the challenge to the parcel will be to keep the area from being visible to the public.

The Zoning Board of Appeals held their public hearing for this proposal and granted the special permit to allow Mr. Surner to put in place gas vessels at 1066 Federal Street.

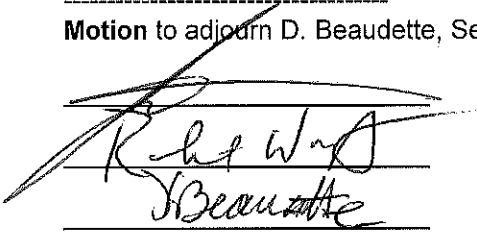
The board anticipates some audience attendance, and went over whether they should have the site plan review in the Board of Selectmen meeting room or in the auditorium. After consideration of how difficult it is to hear in the auditorium, as well as the public town television devices set up for sound, the board said their being able to hear

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everything the applicants need to share on the proposal, and audience members is important. Therefore, to hold it where everyone can hear and participate at the very best level will mean holding the review in the BoS meeting room.

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The board discussed a storage space built by Mr. Healey on the Belchertown/Granby line, the corner of State Street (Rt. 202) and Dressel Avenue. Mr. Healey presented the designated storage spaces area as phase one, and said he would return to the board if he wanted to expand the business. It was noted that Mr. Healey moved from his residence on Dressel Avenue and may have sold the business. The board noted they are not happy with the appearance of the parcel, in that it is not how Mr. Healey stated the property would be kept. The file and contents will be reviewed.

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**Motion** to adjourn D. Beaudette, Second R. Wojtczak - 9:40 pm, Vote 3-0-0.



Robert Wojtczak  
Beaudette