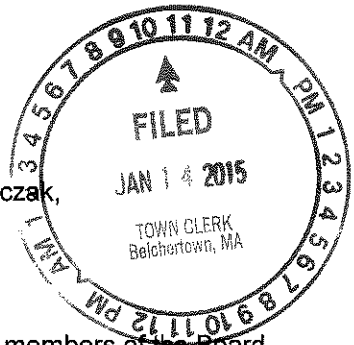


Belchertown Planning Board Minutes

December 09, 2014



Members: Daniel Beaudette, Christopher Laurenzo, James Natle, George Synan, Robert Wojtczak, Michael Hoffer (Alternate Voting Member Special Permits).

Staff: Douglas Albertson Town Planner, Susan Gay

Visitors: Gary Brougham Town Administrator, Brenda Aldrich, William Barnett and Ken Elstein, members of the Board of Selectmen, Ted Bock Fire Chief; Rebecca Leitt, Kella Wise, and Elizabeth Pols; Bruce Montague, Robert Coluccio, and Scott Surner – applicants for Surner Heating Company site plan Federal Street.

Chris Laurenzo Chairman opened the meeting at 7:30 pm.

Minutes:

Motion C. Laurenzo to accept the October 28, 2014 minutes, Second J. Natle, Vote 5-0-0;

Motion G. Synan to accept the November 12, 2014 minutes, Second D. Beaudette, Vote 4-0-1 (J. Natle abstained);

Motion J. Natle to accept the November 25, 2014 minutes, Second R. Wojtczak, Vote 3-0-0 (G. Synan, C. Laurenzo abstained).

The Chairman welcomed Rebecca Leitt and Kella Wise, representing YoungerUSA. They want to purchase the building presently known as Evergreene Mini-golf off Ware Road. Rebecca said after meeting with Doug Albertson, Town Planner, he suggested she ask planning members what she would need to provide the board, so they know if they can purchase and start a laboratory services business.

It was noted zoning allows this use with a site plan approval from planning. The board went through the various items in the bylaw under site plan and schedule of use. Rebecca said a garden would be in place of the present mini-golf section. She said no other exterior changes will be proposed. The board said it appears this is minor.

Discussed the following items and the board would want to know details regarding lighting, trucking in and out, type of waste produced, and if any hazardous waste will be on site. The board said they don't need an engineered plan, but ask the applicants to provide a layout of the parking, type of lighting, where the dumpster will be located, traffic flow and signage. Rebecca said the lab waste is mostly saline solution and in small amounts. It would be picked up by an outside company every couple of months. The board said the dumpster is required to blend in with black or green fencing around it. Rebecca said the waste is considered biological and it is contained in tanks. The board asked they provide a lay out of how a truck will enter and exit for disposal pick up. The board also requires a narrative to address how they contain their lab waste, how they would prevent a spill of the lab waste, and how they would handle and contain a lab waste spill.

There was a question on whether any discharge of laboratory matter will be sent into the public well water supply. Rebecca said she met with Judy Metcalf, Director of the Board of Health regarding private wells. Rebecca has a letter from the Dept. of Environmental Protection stating there is no need of a permit. The board said they'd like a copy of the letter for their file.

The board said once they have a narrative and drawing to review, they could provide a letter of support for the applicants to proceed with their next steps. The board wished Rebecca and Kella success in this business venture.

Mr. Montague and Mr. Surner of Surner Heating Company and their representative Robert Coluccio were present. They stated that their business office location is in Amherst. This site plan review is for a propane distribution facility at 1066 Federal Street.

The Zoning Board of Appeals granted Surner a special permit that allows this propane distribution business at this site. The planning board told the audience that the review of a site plan addresses items and information about the site.

Mr. Coluccio said he received a response today from Tighe & Bond, and it has minor issues he needs to address. He went over the storm water plan, the method of storm water treatment, the drainage, a roof line runoff of the building that will house trucks, and noted runoff will be directed into a drywell. He also indicated a wetland area, and said he will be scheduling a meeting with the Conservation Commission.

Mr. Coluccio handed the board a revised site plan he called the third version, in response to comments from Tighe and Bond and the Town Planner. He described the facility which has two underground vessels (30,000 gallons, 11' x 47' long), buried and mounded. He said the two vessels are made of fiberglass and 1" steel, and coated to protect against

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corrosion. It will take approximately one week to bring the vessels in and put in place. Fire Chief Bock was asked and noted that the vessels will meet Federal Regulations. The board asked if there will be other chemicals involved in the process (methanol), and where it would be located. Mr. Coluccio said there could be and would be housed in a shed. The board asked this be placed in a narrative as well.

The site plan showed the location of trucks, where they unload, where they'd park and where they'd process customer size (small) tanks. Discussed distribution and transfer of the smaller tanks, and where they would be stored. A comment from Doug Albertson asked how the trucks will move in and out and how the frequency of filling tanks. Mr. Coluccio said of course the coldest part of winter is the busiest, with summer months being less frequent. The board asked applicants to address the seasonal traffic flow on Rt. 9 as well as how a full truck may leave the facility onto Rt. 9 in a slower fashion. They asked Mr. Coluccio to clarify these issues for them.

Discussed safety and view of the parcel, the building and the fence surrounding the facility. Mr. Coluccio said the building to house trucks will be dark green, as will the surrounding six foot fence with slats. Lighting and direction of lighting was reviewed. Elevation and what the shed would look like was mentioned and it was noted they would cut trees only to the extent they must. The board asked the amount of gallons transported on bob tail trucks versus semi-trailer trucks. Mr. Montague said it would be possible for four to six bob tail trucks to be loaded out of one transport truck. Regulatory and recovery system requirements will be met.

The site plan shows an entrance from Rt. 9 to an existing curb cut and it notes no other entrance way. The site is designed so trucks can make a 180 degree turn with minimal backup. The board asked Chief Bock what he thought of an emergency access and he said if something major occurred he could have "cannons" outside for easy access. The board said if Chief Bock is comfortable with the site plan safety review they would be as well. The board also noted that in the maintenance narrative, there's a statement of how maintenance "should" (be mowed, inspected, etc.), and it should state that regular maintenance "shall" be performed.

Audience members were allowed to ask questions and one member commented and complimented the board on their review of the site plan.

Mr. Coluccio said he will meet with Chief Bock for recommendations and that he'll provide seasonal adjustment numbers on traffic for Rt. 9 as well as identify correct traffic volume. Mr. Coluccio said he will also meet with Doug Albertson for any addition items to include in the site plan. He said January 27, 2015 would be amenable to continue the site plan review. Mr. Coluccio submitted a letter of request to the board to extend the site plan review timeline, which the board agreed to.

Motion J. Natle to extend the timeline date for site plan review, requested by applicant Surner Heating Company to February 28, 2015, Second D. Beaudette, Vote 5-0-0;

Motion D. Beaudette to continue the site plan review for Surner Heating Company, 1066 Federal Street, to January 27, 2015 at 7:30 pm, Second J. Natle, Vote 5-0-0.

The board asked about Old Sawmill Road. Doug said Steve Williams DPW Director inspected and said the survey was complete. They are awaiting the "as built" plan, which will show the exact layout of the way as well as a legal description for road acceptance. The board asked if the pavement on Old Sawmill Road was acceptable to Mr. Williams and Doug said yes. He noted repair work could be performed with layout of the proposed extension.

The board mentioned isolated repair work may be in order on Old Sawmill Road for which they have no dollar amount to correspond with that issue. Doug Albertson said that could be handled at a later date and that the board will keep the performance guarantee in place until all issues are in order.

The December 23, 2014 meeting has nothing on the agenda, and will be cancelled.

Motion to adjourn J. Natle, Second D. Beaudette - 10:45 pm, Vote 5-0-0.

