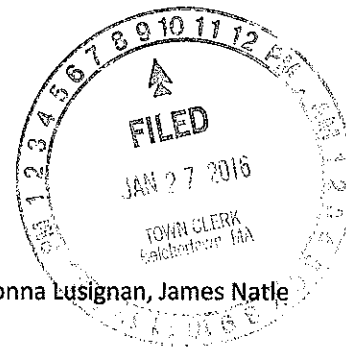


Belchertown Planning Board Minutes
December 22, 2015



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

Staff: Douglas Albertson, Town Planner; Susan Gay

Present: Brian Boudreau, Tom Boudreau, Tom Spellman, Barbara Williams, one illegible

Christopher Laurenzo, Chairman of the Planning Board opened the meeting

C. Laurenzo read a public hearing notice as posted in *The Sentinel* requested by Thomas and Laureen Boudreau. This hearing will review a request to add a parking area at Hargeo's Auto Service, 451 North Liberty Street, a vehicle repair and sales run by Tom Boudreau.

Mr. Boudreau went over the proposal to add a 2,490 sq. ft. area for parking employee vehicles and long-term repair vehicles. He said his business has grown over 28 years, and there is a need for this additional parking. He said he has had employees park on Barrett Street, a dirt road. He has discontinued using Barrett Street and is here to ask the new gravel parking area proposal be allowed. He still needs to address a curb cut, and noted there will be no lighting. He has an appointment with the Conservation Commission Monday, Dec. 28, 2015 to review this proposal.

The board said they too have several items to address, and after Mr. Boudreau has a meeting with Conservation Commission, it would be a better time to make a determination. The board asked Mr. Boudreau if he could return with additional information and he said yes to return January 12, 2016.

The board asked Mr. Boudreau to show the number of vehicles to be parked on the area, landscaping, buffer zone, grading and topography. Mr. Boudreau noted a possibility of using the parking area for overflow from the usual parking as well. The board asked Mr. Boudreau to explain "overflow" and he said this would be cars awaiting service. He said some cars are not at his business just one or two days, and some customers leave their car for more than a couple of days.

D. Lusignan asked for the number of cars and noted she had made two site visits. The first visit was Sunday and the count was 31 vehicles. She returned the following day and there were additional 6 to 8 vehicles. Mr. Boudreau said 40 to 50 cars are normal, and this is the reason he needs additional space. D. Lusignan noted safety concerns and the Bardwell Street sign is missing. She also noted a physical drop off from the parking area on the edge of the site that Conservation Commission would address. The board discussed buffers on the property.

J. Natle asked if customers would use the new space and Mr. Boudreau said it is not the intention and will have employees use the space. They discussed the only way to get to and from this area is to walk on North Liberty Street. It was noted that normal vehicle speed on No. Liberty is around 40 mph. There is no measurement of distance shown between the present business parking and the proposed parking site. Mr. Boudreau said he felt there is enough space to walk safely on No. Liberty.

M. Hofler asked how many cars would use the proposed parking space. Mr. Boudreau said 5 to 10 cars. Mr. Hofler said he differs with the fact this new space would make any difference in relieving 10 cars from the Hargeo business space. He noted making the proposed space larger would make a significant difference. M. Hofler said if Mr. Boudreau is going through all this work wouldn't it would make a much greater impact for his business to increase the parking space. Mr. Boudreau said there are constraints, and he didn't know if that would be possible. Discussed the way cars exit the business onto No. Liberty Street. Mr. Boudreau said he felt the additional space will be adequate, and does not consider the area unsafe.

Screening was reviewed and Mr. Boudreau said he has evergreens on a 10' strip on the property line and he is open to suggestions. They discussed the sales area location, which is directly besides the car repair building. The board asked about abandoned vehicles and Mr. Boudreau said if a vehicle is not worth fixing, it is discarded and he does not park anything they can't move. Went over snow plowing and parking spaces and how snow accumulation is stored. This is likely to go up and over any berm, and they discussed the function of the berm.

D. Beaudette asked about a space configuration on how cars will be placed on the proposed parking area. He also noted that a memo from the Board of Selectmen noting no parking on a town way is allowed and they hope to alleviate the business parking issue. The memo also mentioned vehicle repair and sales licensing, and how they reevaluate licensing yearly. It was noted the Board of Selectmen will be interested in the number of vehicles this new area will be able to handle and that if they cannot determine the number of vehicles, it is possible that they could restrain business.

The board noted they are pleased with Mr. Boudreau's success and that it has prospered. They hope that Mr. Boudreau will consider that this small area may work now, but in the future may not be able to handle future growth. They brought up a question of whether this was his only solution. Renting land was a suggestion. Mr. Boudreau said Mr. Spellman has offered him space but too far from the business. D. Beaudette said he'd be interested to see the layout on the number of cars that would fit in the proposed site plan space. The board suggested this small site may be a "band aid" fix to growth and that this may result in more customers and then result in the same issue in the near future. Mr. Boudreau noted there are a lot of housing growth in south Belchertown, yet no way to anticipate.

D. Beaudette said the board has a responsibility to be sure the plan meets expectations for the Board of Selectmen, as they're the licensing commission. J. Natle asked about the size of the proposal for 10 cars as sufficient for future growth of Mr. Boudreau's business.

The board asked Mr. Boudreau to define the buffer, curb cut, lay out of the number of cars, topography and grading. The definitions can be put on the plan by hand but must be neat, clean and to scale. Also, landscaping and the stone wall should be shown. Mr. Boudreau said he is meeting with Con. Com. Monday December 28th and will have input from them as well.

Mr. Boudreau said no one wants safety for his business any more than he does. C. Lorenzo asked the audience if they had comments or questions. There were three people in the audience.

An abutter, Tom Spellman stood before the board with pictures. His comments included zoning of the business, and the board said that if the parcel is shown as limited business on the official zoning map that is the designated zone. Mr. Spellman showed recent pictures of the corner of No. Liberty and Barrett Street and said the stop sign and street signs are removed as they are pushed across the road when any snow fall is plowed. He said he still has livestock and the plowed snow from both the business and the town makes a large mound of snow on the corner. He said this past May a woman driving from Barrett to No. Liberty pulled right out as there was no stop sign. Mr. Spellman called the DPW and a stop sign was replaced. He said he's had issues where he has not been able to pull out of his driveway on Barrett Street. He has issues with unregistered vehicles on town property, and the board raised a question as to how many vehicles were causing the problem at the business.

Mr. Spellman went on to say he wanted the business zoned correctly and he felt it was not up to code. He said he'd like to see it taken care of now instead of a new parking space. He said he went to the Fire Chief requesting a fire hydrant, but was told it would cost \$17,000.00. He said the business is illegal and there is no place for unloading. The board noted they are not here to discuss Hargeo business, but the hearing request for additional parking. They noted Mr. Spellman may want to voice his opinion to the Zoning Enforcement Officer.

Another abutter noted he was happy for Mr. Boudreau to have his business expand, however he felt perhaps there was an alternative. He felt this could be a complete circle, fixing one problem and perhaps making another as it

would become busier. He said Mr. Boudreau is a good neighbor, but would like to see alternative options. He also asked would the addition of this parking area decrease property values.

The members of the board said they will wait for a response from the Con. Com. and a revised plan from Mr. Boudreau before any determination can be made. The board said the Board of Selectmen are the dealership licensing board, and in that license renewals are reviewed yearly, they will determine if issues have been resolved or remain the same. Mr. Boudreau said he understands what the board is asking for and will return to the next planning meeting.

Motion by J. Natle to continue this public hearing for Thomas Boudreau to January 12, 2016 at 7:05 pm, Second M. Hofler, Vote 5-0-0.

Motion D. Lusignan to approve minutes of December 08, 2015, Second D. Beaudette, Vote 3-0-2 (C. Laurenzo and J. Natle abstain).


ANR plan – Motion J. Natle to endorse a plan submitted by Shaun Leary, Boardman Road, Map 253, Lot 73, delineating one new Lot 73 (B), Second D. Beaudette, Vote 5-0-0.

Time slips and bills were signed.

D. Albertson said the design and resiliency team project (DART) event will be held Feb. 22, 23 and 24. There will be landscape architects, engineers and other experts. The planning project will be focused on the core area of town between the courthouse and the common, including schools, the state school campus, and the Lampson Brook Farm.

C. Laurenzo announced that the board would now go into Executive Session to discuss pending litigation that, if done in open session, could negatively affect the town’s position, and would not be coming back into a regular meeting.

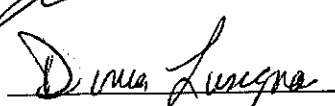
Motion D. Beaudette to enter into Executive Session in accordance to MGL 30A, Section 21, Subsection 3. Second D. Lusignan, Roll call vote: Daniel Beaudette, aye; Michael Hofler, yes; Christopher Laurenzo, yes; Donna Lusignan, yes; James Natle, yes.



Christopher Laurenzo, Chair



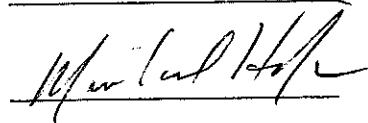
James Natle, Vice Chair



Donna Lusignan, Clerk



Daniel Beaudette



Michael Hofler