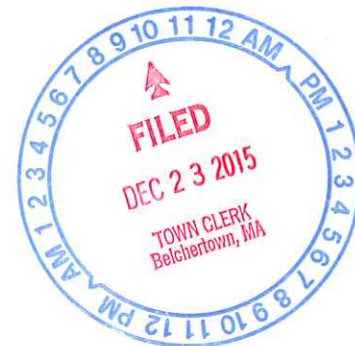


# Belchertown Planning Board Minutes

December 08, 2015



Planning Board members: Daniel Beaudette, Michael Hofler, Donna Lusignan, Sierra Pelletier

Staff: Douglas Albertson Town Planner, Susan Gay

Present: Bill Terry, Chairman EDIC

-----  
Donna Lusignan, Clerk of the Planning Board opened the meeting  
-----

There were no scheduled appointments. Bill Terry, Chair of the EDIC, was at the meeting to speak on behalf of a request by the EDIC to change one of the street names within the Cold Spring Business and Technology Park subdivision located on the former state school property. The street's name is presently Business and Technology Drive East. The EDIC is asking to change the name to match the existing public way that leads into the site, which is Front Street.

Mr. Terry reviewed the property development and said that the name of Business and Technology Drive East was chosen to attract business. Now that an assisted living facility is coming to the campus and the focus has changed to mixed uses, it was seen that a simpler and more inclusive name is desirable.

The board asked what other buildings are located on Business and Technology Drive East. Mr. Terry said there are two properties that are developed; one business was the Garden Center which is presently empty and for sale. The second property is owned by Rick Staples with two businesses in it. Mr. Terry said he met with Mr. Staples and he said some of his drivers have a difficult time finding his location as Business and Technology Drive East which does not appear in any GPS. Mr. Staples apparently welcomes this effective extension of Front Street for his address. The board said that the extension will end at the cul-de-sac, in the location of what is known as the old "administration building". Mr. Terry said a name change will not move or change anything on the street as it is built.

D. Albertson noted that the intention is to eventually extend Front Street beyond the current subdivision to serve the assisted living site and to create more frontage and access into the campus. Thus, the central part presently named Business and Technology Drive East would need to match the two ends of the road named Front Street. Albertson checked with the Hampshire Registry of Deeds to be sure of their requirements. They said the name change can be recorded with reference to the plan book and page of the definitive subdivision. Mr. Terry said he will ask Mass Development if they feel any plan also needs to be recorded to show the changed street name.

D. Lusignan clarified that the form to be signed shows Business and Technology Drive West, and should state Business and Technology Drive East. It was changed and initialed.

**Motion M.** Hofler to approve the name change on a definitive subdivision plan Cold Spring Business and Technology Park, a street named Business and Technology Drive East to become a continuation of an already existing town way, Front Street, Second D. Beaudette, Vote 3-0-0;

Mr. Terry also asks for an extension to the completion date on Cold Spring Business and Technology Park, from the end of October 2015, asking for a three-year extension, or the end of October 2018.

**Motion D.** Beaudette to extend the timeline for completion of the definitive subdivision plan Cold Springs Technology Park from to October 2015 to October 22, 2015, Second M. Hofler, Vote 3-0-0.

D. Albertson said he will get the paperwork ready for Mr. Terry to record at the Hampshire Registry of Deeds. This will allow anyone doing a title search to be aware of the name change from previous Business and Technology Drive East to Front Street.

-----  
**ANR plan – Motion D.** Beaudette to endorse a plan submitted by Robert and Tania Wojtczak, for North Washington Street, Map 249, Lot 93, reconfiguring Lots 1 and 2, with Lot 3 remaining the same, Second M. Hofler, Vote 3-0-0.

A note that the reconfiguration of lot lines would be to allow more space around a wetland.  
-----

**Motion D.** Beaudette to approve minutes of November 10, 2015, Second M. Hofler, Vote 3-0-0.

Time slips and bills were signed.

Planning Board Minutes 12/08/15

D. Albertson gave a brief overview of the design and resiliency team project (DART) event being planned for February. On November 23, the lead team came to town and had several sessions with town staff and the public, and toured the area to get a sense of the town's priorities and what team to assemble. The planning area is between the courthouse and the common, and includes the schools, the state school campus, and the Lampson Brook Farm (where NESFI is). This will incorporate the planning already being done for this area, such as the Mass in Motion pedestrian work, the recently completed Jessica's Boundless Playground, State School redevelopment, State Street/Maple Street redesign, etc. Judith Gillan from New England Small Farm Institute participated as the Lampson Brook Farm is a valuable asset to everyone and be counted in as part of the big picture for development.

D. Albertson said there were some dates scheduled for groups and charrettes to go over ideas at the end of February (22, 23 and 24). The work will be during the day, with small meetings and presentations in the evenings.

M. Hofler thanked D. Albertson for his work on this project.

-----  
A reminder for the planning members of a meeting on Monday at 6:30 pm was mentioned.

**Motion** to adjourn M. Hofler, Second D. Beaudette @ 7:30 pm, Vote 3-0-0.

Donna Leonard  
D. Beaudette

Michael H.