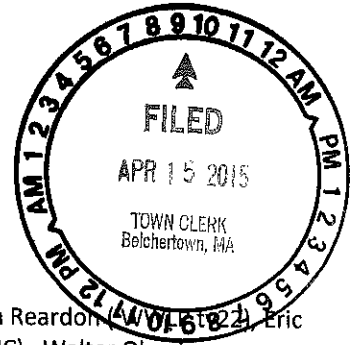


Belchertown Planning Board Minutes

March 24, 2015



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

Staff: Douglas Albertson - Town Planner, Susan Gay

Visitors: Fred Morris, Ted Bock (Fire Chief), Donna Lusignan, Richard Greene, Barbara Greene, Brian Reardon, Eric Goldstein, Steve Williams, Paul Adzima, Kirk Stephens (EDIC), Bill Terry (EDIC), Jonathan Spiegel (EDIC), Walter Ohanian (Grantham), Brian Laroche (Grantham), Claire O'Neill (MassDev), Lucinda Fuller, Don Hess, Scott Nielsen (Hickory Hills subdivision). Two or three abutters were present from Segur Lane.

Chris Laurenzo, Chairman opened the meeting at 7:00 pm.

Minutes: The board will review and approve minutes of Feb. 10 and March 10, 2015 minutes at the next meeting.

Grantham Group LLC assisted living site plan. This is at the former state school property called "Pad 1" on Berkshire Avenue. The EDIC and MassDevelopment were present as property owner and agent.

Claire O'Neill from MassDevelopment presented an overview of MassDevelopment's involvement and mentioned they are presently drafting the master plan for the state school campus' development. She also assured the board of the quality and reputation of the Grantham Group and their ability to do this project. The EDIC would remain owner of the property and Grantham would lease the land.

Brian Laroche, of Potomac Capital who is a partner of the Grantham Group, and Dan Delany of Fuss and O'Neill as the civil engineer were present to answer any questions regarding the proposal. They presented the plans and emphasized the need to have local approvals by April 1 for subsequent application for low income tax credits. It was noted that they met with all department heads from the town to give everyone an overview and details of the project.

Walter Ohanian described the available funds to aid with this project. He noted that Grantham Group has several assisted living businesses in Massachusetts, with one under construction. Mr. Ohanian said he'd have results of applying for funding within months, and he can acquire funding, he felt the project could begin in the Fall 2015. Mr. Ohanian said they need site plan approval without having to return to the planning board to meet any conditions.

Clay Smook presented the architecture, elevation and building design, as well as function. Dan Delany presented the engineering. Once the applicants finished, the Chairman of the Planning Board asked members of the board for comment or questions. Board members determined there should be a fence around the detention basin.

Several Selectmen, EDIC members and audience members spoke to support this project and urged the board to approve the site plan so the applicant can apply for the necessary financing promptly. It was noted that the Planning Board also needs to certify to DCAMM that the use is consistent with the town meeting-approved Economic Development Plan for the former state school site.

Motion G. Synan to approve the site plan for Grantham Group LLC, Christopher Heights with conditions that Tighe & Bond declare all items as addressed by April 7, 2015, and verified by Town Planner and any other department; also, that a fence be provided around the detention pond; with the EDIC signing the application as required in the zoning bylaw, Second D. Beaudette, Vote 5-0-0;

Motion G. Synan the Planning Board certifies the plan proposed by the Grantham Group, LLC, Christopher Heights, is consistent with the town meeting-approved Economic Development Plan for the former state school site approved by Town Meeting December 1, 2014, Second J. Natle, Vote 5-0-0.

C. Laurenzo re-opened a public hearing for Old Sawmill Road Phase 3 off Segur Lane. Richard Greene and his engineer Tony Wonseski presented a revised plan for Phase 3. The board had previously required that Phases 1 and 2 be complete before they would approve Phase 3. Those phases are now complete with the submittal of the legal descriptions and the as-built plan. D. Albertson noted that the board signed off on the as-built plan and has the legal descriptions.

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Mr. Wonseski went over revisions made to the Phase 3 plan. This is as discussed at the November 12 meeting. Mr. Wonseski also submitted "Hunter's Ridge – Phase III List of Required Waivers" dated March 24, 2015, and a cost estimate for completion "Engineers Opinion of Cost Project: Hunter's Ridge Phase 3 (G1442) Old Sawmill Road Belchertown MA dated March 4, 2015" showing an estimate total use at \$310,000.

The board reviewed and noted that phase 3 is now a 7 lot subdivision, and was previously 9 lots. The cul-de-sac will be shorter and waiver requests consist of changes to requirements from the subdivision regulations for "dead end streets", "catch basins" and "traffic analysis".

Mr. Wonseski said he spoke with the Conservation Commission about the revisions. He described the plan and explained the road length reduction and end point, drainage location, and noted the length of the way will be 212 feet beyond the 600 foot subdivision roadway regulation. He suggested that open space allotment of 6.4 acres may be used as credit toward the 212 additional footage of road. He again mentioned how Old Sawmill Road was originally intended to be 3,112 feet of roadway from Segur Lane cul-de-sac to Ware Road.

Steve Williams, DPW director, wants the island center available for snow storage, so the plan will change to provide space for that. Fire protection cistern will be located off the edge of Old Sawmill Road in the Phase 2 section of the road. This will serve the entire street with a 15,000 gallon tank.

Once the board members were satisfied, they asked if anyone in the audience wanted to comment or ask questions. There were several comments on traffic as well as the fact that Segur Lane was intended to be a quiet cul-de-sac and will now have additional traffic from another roadway being built onto an already lengthy way, Old Sawmill Road. There were favorable comments that the roadway length was decreased from the original Phase 3 plan and there were safety items to be put in place, such as the cistern for fire safety.

Motion G. Synan to close the public hearing for Old Sawmill Road extension phase 3, Second J. Natle, Vote 5-0-0;

Motion G. Synan to waive Section 270-36 (F. 1, 3, 4) Dead-End Streets:

Extend length of a dead-end street, from an existing dead-end street, by 21 feet to 812 linear feet. Dedicate Development Restriction of +/- 6.4 acres in accordance with Conservation Permit Requirement for Phase 2. (Bylaw requires a minimum of 4.24 acres of open space). This would be the second extension of a dead-end street. Through street to Ware Road cannot be constructed due to environmental constraints.

Second D. Beaudette, Vote 4-0-1 J. Natle abstained as he felt this stinks and stated Richard Greene is extending a dead end on another dead end, and states it was due to Natural Heritage when he put himself in the position and Old Sawmill Road subdivision should have been finished as stated in the beginning 20 yrs. ago.

Motion G. Synan to waive Section 270-42.D – Requires catch basins be placed at intervals no more than 400 feet:

Proposed catch basins placed at 438 feet from high point. Refer to Drainage calculation which shows no adverse effects from this required change.

Second D. Beaudette, Vote 4-0-1 J. Natle abstained and stated Old Sawmill Road extension is not a legal subdivision.

Motion G. Synan to waive Section 270-26 – Traffic Analysis:

Subdivision creates 7 residential lots which should not impact existing traffic conditions which would warrant the preparation of a Traffic Study.

Second D. Beaudette, Vote 4-0-1 J. Natle abstained.

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Motion D. Beaudette to approve Old Sawmill Road extension, Phase 3, Second G. Synan,

Discussion: Phases 1 and 2 are not accepted as town ways, but the board has declared them complete. The board would like to get them accepted at a town meeting so that the Town of Belchertown can finally be reimbursed for them under Chapter 90 funds. Also noted that the bioretention area in the center of the circle needs to be eliminated to provide information for snow storage on or around the cul-de-sac. Mr. Wonseski said the open space will be conveyed to the Conservation Commission.

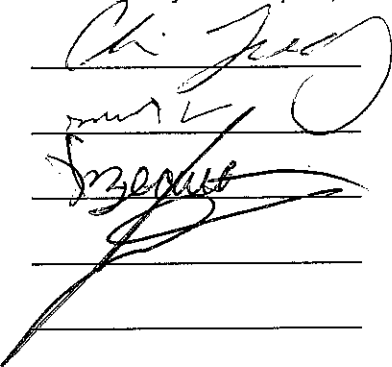
Vote: 4-0-1 J. Natle opposed, stating his opinion that this dead-end road added to another dead-end road violates the subdivision regulation.

Scott Nielsen was present to request a lot release on Hickory Hills subdivision off George Hannum Road. The board reviewed the paperwork and noted a letter from the land owner Arthur Laflamme requesting release of Lot "I". The utilities are in and the road is paved. D. Albertson did a site visit and agreed. He also noted a letter of credit is in place.

Motion G. Synan to release a lot now under covenant known as "I" on Hickory Hill subdivision plan as requested by Arthur Laflamme and note the subdivision also has a letter of credit, Second R. Wojtczak, Vote 5-0-0.

Note: discussed the Hickory Hill crossing with Mr. Nielsen and he said he has asked for a meeting with the Conservation Commission. He explained how the change occurred as some children made a pool just outside the property line and it backed up the brook flooding part of the subdivision's property. He said now that this change has occurred he is seeking Mass. DEP approval before spending an additional \$20,000.00. He wants to make sure he has consensus for the corrected design of the culvert.

Motion to adjourn G. Synan, Second J. Natle @ 10:45 pm, Vote 5-0-0.

The image shows four horizontal lines of lined paper with handwritten signatures. The top signature is in cursive and appears to be 'Ch. Fred'. The second signature is also in cursive and is less legible. The third signature is in a bold, blocky font and appears to be 'J. Natle'. The fourth signature is in cursive and appears to be 'G. Synan'. The lines of paper extend across the width of the page.