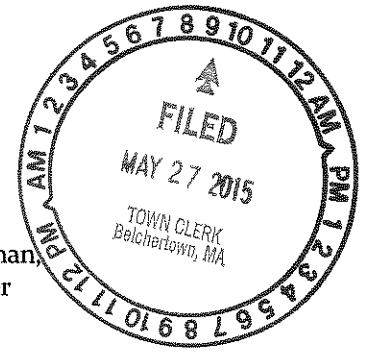


Belchertown Planning Board Minutes

May 12, 2015



Planning Board members: Daniel Beaudette, Christopher Laurenzo, James Natle, George Synan, Michael Hofler (Alternate Voting Member Special Permits), Sierra Pelletier Associate Member

Staff: Susan Gay

Audience: Paul Adzima - Building Inspector/Zoning Enforcement Officer, Scott Nielsen - Hickory Hill, Joanna Page, Duane Stinchfield, Cyndy Hardaker - HUM Realty and Hope United Methodist Church, Donna Lusignan, Fred Morris, Ed Oey - Swift River Sportsman Club

Christopher Laurenzo, Chairman opened the meeting at 7:03 pm.

The Chairman asked if Ms. Page would allow Mr. Nielsen five to ten minutes to go over his ANR plan for Hickory Hill subdivision, and it was agreed.

Mr. Nielsen told the board that this plan incorporates the Bronner property into the Hickory Hill definitive subdivision plan. This purchase was indicated from the beginning of this subdivision. Mr. Nielsen said this shows the parcel as an overlay, and shows the lots that are part of this tract.

Motion D. Beaudette to approve the ANR plan for Hickory Hills Realty Trust, owners on record for the plan, Raymond C. and Marie Bronner, Map 238, Lot 288, proposed tract A, incorporating tract A into the Hickory Hill definitive subdivision plan, Second J. Natle, Vote 4-0-0.

Paul Adzima, Zoning Enforcement Officer had asked the Methodist Church representative to come before the board informally to discuss an issue with the planning board. He noted a direct abutter to the apartment and Methodist Church on Main Street has a complaint regarding water runoff. Ms. Page is representing the HUM Realty Trust, owners of property between the Methodist Church and abutter. She gave an overview and said nothing changed over the years to increase water runoff onto abutting property. This is a pre-existing issue and the parking lot has been there since the 1960's.

Ms. Page said they graded and seeded an area and left a dry well. She said roof run off may play a major part of the issue. Also a change to the parking lot will be performed in late summer as they plan to put a furnace in for both the church and apartment building. They plan on contacting an engineer before they repave the parking lot. A 12 inch pipe with stone, fabric and topsoil was installed. It was noted that the abutting property is lowest on the street and so a challenge. However, she said they will do all they can do to have no additional water flow to the neighbors' property. She said they are trying to be a good neighbor. A member of the board said he stopped by and saw that the area could use some additional raking and seeding for a better appearance. A member made a note of caution to placement of pipe, and to not move more water than necessary. The board suggested speaking with an engineer on this issue for a better plan.

Mr. Adzima asked the board for their opinion, and if they knew of anything the town can do to resolve this type of issue. He noted this area does not meet regulation for storm water review, and so he has no way to approach this. After discussion regarding this, the board said there are no bylaws or regulations available to them to resolve this. They note neither planning nor any other department has a jurisdiction over this, and it is a private property owner issue they cannot be involved in.

Ms. Page said they would install silt fencing and that the plan for a furnace would be to put in place early September 2015. They just wanted some advice on the abutter complaint. The board reiterated that they have no jurisdiction over this, that it is a neighbor dispute and it does not meet requirements for storm water regulation. They hope an engineer will be a part of their planning. Ms. Page, Mr. Stinchfield and Ms. Hardaker left the meeting.

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Mr. Adzima also wanted to ask the board about a noise complaint and question from a neighbor regarding the shooting range at Swift River Sportsman Club off Cold Springs Road. A neighbor asked Mr. Adzima how a shooting range could be expanded with no oversight. D. Beaudette recused himself from this discussion as he is a member of the Swift River Sportsman Club.

Mr. Adzima asked for an informal discussion about this expansion. Ed Oey, a member of the club and a gun instructor at the club came in to discuss this complaint. Mr. Oey responded to this by letter as well as coming to this discussion. He said a major part of the noise may be partially due to the recent removal of a number of large trees and the trees acted as a noise buffer. He explained how he improved and expanded the rifle range, as it had been in use for many years and needed upgrading. A member of the board went and viewed the area and noted the shooting range seems to be 150 feet instead of 100 feet in length.

Mr. Adzima said trees were removed under a forestry permit and took many of them with the unintended consequence of removing the noise barrier. Mr. Oey said when trees are once again in full bud, that would improve any noise and also noted regulations for shooting instruction for police officers is four times per year during various types of weather, and they also practice. C. Laurenzo read the letter from Mr. Oey aloud.

Mr. Oey said they repaired and rebuilt an old building at the site as well. The building was not increased in size. He said he increased the size of the hill into which they shoot to make it safer. He said he looked over the log in sheets to see if there was an increase in the use of the shooting range, and there was not an increase in use. He noted that the Swift River Sportsman Club and shooting range has been there since 1965, he noted he does everything properly in the training and safety of a rifle range.

The planning board noted that there is nothing in regulations that they have any jurisdiction over and hope that the new growth of vegetation helps the issue for the neighbors. Mr. Oey left the meeting, and D. Beaudette returned.

Minutes of April 28, 2015 were accepted.

Motion J. Natle to approve the minutes of April 28, 2015, Second G. Synan, Vote 4-0-0.

Right of First Refusal – Thomas Roberts, Jr. – 0.729 acres of May 272, Lot 68 on Michael Sears Road, Belchertown.

The board reviewed the request, and recently endorsed an ANR for this parcel. The narrative notes Mr. Roberts wish to gift to his son additional space for a driveway. This intent is to maintain his current property and allow additional yard space. The board said in their opinion of this seems to be of no interest to the town to purchase regarding the area and intention.

Motion D. Beaudette to recommend the Board of Selectmen not exercise their right of first refusal on property of Thomas Roberts Jr., Map 272, Lot 68, in the gift to his son and wife Brian and Courtney Blanchette, 0.729 acres of land located on Michael Sears Road for no cost, Second G. Synan, Vote 4-0-0.

The board discussed sidewalk placements in the area of Anytime Fitness and Robert Bolduc, President Pride Gas Stations on the corner of Rts. 202 and 21 will be an area to be developed and will require sidewalks. The board would like the Town Planner to investigate plans to discuss sidewalks. Also Bridge Street will be another area needing sidewalks.

The board went over the Hulmes Transportation, office buildings, and the bank buildings and whether they have or will need sidewalks. Checkers store is another area to be reviewed. A member noted he would do a site visit and note sidewalk placements. The board noted that they have been requiring all new subdivisions to put sidewalks in place on one side of their roadway.

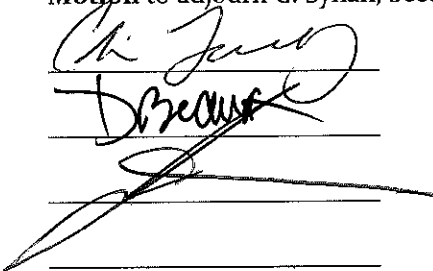
The board also discussed the business survey and C. Laurenzo said he did receive a letter for his business.

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A letter from Paul Adzima regarding house numbers was also noted. Mr. Adzima noted that all homes need to be in compliance. He and a member of the fire department took a survey of common drives for inventory and then whether they have the appropriate numbering system, if in disrepair or taken down, for safety purposes. An amendment to the Zoning Bylaws regarding signage on homes on common drives may be coming. The fire department wants the signage to be on the street for ease in finding homes on common drives.

George Synan stated that this was his last meeting and thanked everyone. The board thanked George as well for the past 14 years of service to the town. He wished Mike Hofler well, who will take his five year seat and whoever gets the three year seat on the board.

Motion to adjourn G. Synan, Second J. Natle @ 9 pm, Vote 4-0-0.

Handwritten signatures of G. Synan and J. Natle on a set of horizontal lines.