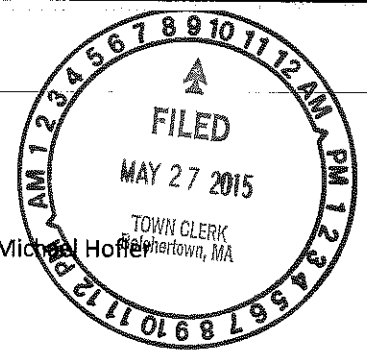


Belchertown Planning Board Minutes

May 20, 2015



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

BEDIC members: Jonathan Spiegel, Bill Terry, Beth Maroney, Kirk Stevens, Bob Rivard

Douglas Albertson - Town Planner, Gary Brougham - Town Administrator, Claire O'Neill - MassDevelopment, Pat Barry - BCTV, Fred Morris - public.

This is a joint meeting of the planning board and the Belchertown Economic Development and Industrial Corporation. The purpose is to discuss the master planning progress by MassDevelopment for the former state school campus.

Claire presented the plan. She said at this stage the master plan is conceptual to identify general use areas for the purpose of applying for MEPA (Mass. Environmental Protection Act) review. The intent is to project uses to estimate greenhouse gas emissions of any development to meet the state's greenhouse gas standards. Other MEPA standards will also be addressed in this. The exact uses on the site will be eventually determined by the market.

Both boards expressed the importance of having a through-street through the site between Jackson Street and State Street to provide access to the site for users, and to provide relief to Main Street congestion. Issues are that there need to be some traffic calming to dissuade trucks from using a connection and Jackson Street and to accommodate pedestrians, and a through-street might add substantial cost.

The boards discussed how to approach the balance of uses on the campus; i.e. how much residential, industrial, civic and business use and how to distribute them. The development market and zoning will guide the types and rate of development and the zoning will determine the build-out.

Federal Economic Development Administration funding is possible if we provide for industrial use. State money, such as MassWorks, is less likely because so much state money is going into the site already for demolition and remediation.

The planning board adjourned at 8:15 and left while BEDIC continued their regular meeting.

Planning board signatures

Date May 26, 2015

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Donna Lusignan
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