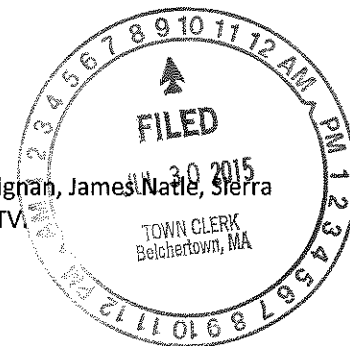


Belchertown Planning Board Minutes

June 23, 2015



Planning Board members: Daniel Beaudette, Michael Hofler, Christopher Laurenzo, Donna Lusignan, James Natle, Sierra Pelletier Associate Member. Staff: Douglas Albertson -Town Planner; Mary Ann Brennen – BCTV

Audience: Herb Wood, Pat Barry, Sarah Bankert, Jaimye Bartak.

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

C. Laurenzo addressed Mr. Wood, who was unscheduled but who thought he was on the agenda. Mr. Wood is a volunteer with the Belchertown fire department who has created a data base of addresses, driveway lengths, and water sources throughout the town. He submitted a memo in April requesting review of common drive bylaw and any other items in the board's purview to assist with having standard clear building numbers for faster emergency service. He cited times when ambulances have been delayed trying to find houses. The planning board promised to take this up with him in August as this meeting and the next two are full. Mr. Wood noted that his memo was sent to multiple departments and the planning board is the only one to give him a response.

Universal Forest Products submitted a site plan that was to be reviewed at this meeting. They had to make some changes to the plan and asked for an extension of the review period. This is now scheduled to be reviewed at the August 11 meeting.

Motion C. Laurenzo to extend the review period through August 31; **Second J. Natle, Vote 5-0-0;**

Jaimye Bartak of Pioneer Valley Planning Commission is here to present their analysis of Belchertown's zoning, subdivision regulations and plans as to how they promote healthy community design. This is done under the Mass. Department of Public Health's Healthy Community initiative. It is available for *Mass In Motion* communities. Belchertown has been working with Mass in Motion for three years. Sarah Bankert of Healthy Hampshire has been leading this project. She and Pat Barry are present to discuss this also.

Ms. Bartak explained the purpose of this project and that PVPC is funded through Mass DPH to conduct this for Mass in Motion communities in the region. She asked the board to identify what some local health issues are and what their causes might be. She distributed a lengthy spreadsheet that is a comprehensive tabular reference of good public health policies and how our bylaws, regulations and plans address those policies. She said Belchertown has a good foundation with some important areas of success, such as the Business Neighborhood Zone for the state school redevelopment. The discussion proceeded to areas where we could improve.

Ms. Bartak also provided a written summary of the analysis demonstrated on the spreadsheet. The discussion was based on this document. Some of the recommendations include having narrower streets in residential areas for slower traffic, more mixed-use zoning, better connections between zoning and public transit, more accessibility to open areas and recreation areas, and keeping a current sidewalk inventory. She strongly recommended a complete streets policy that, as with form-based codes, could be applied to specific areas that could be redeveloped with better community design.

Other priorities mentioned that we could pursue are community gardens and a greenway. We could get the agricultural commission involved with the gardens. There are some elements of a greenway already, such as the Piper Farm and former railroad. Other properties could be identified for linking with the schools. Some of this has been examined in the Healthy Hampshire project, so we have a foundation to continue this.

Ms. Bartak suggested that PVPC might have some funds for planning assistance for any of these that we want to pursue. J. Natle also recommended that the conservation commission might apply for community preservation funds to improve access to conservation areas. M. Hofler pointed out that we have a great opportunity to demonstrate some of these approaches to community design with the redevelopment of the state school.

[S. Pelletier and D. Albertson left the meeting to go to the selectmen's meeting. Ms. Pelletier was on the agenda for the selectmen's appointment as the planning board's alternate voting member for special permits. This is a joint appointment that the planning board voted on at the last meeting. The selectmen voted 5-0 to appoint Ms. Pelletier to this position. The term is July 1 through June 30 next year. She will be sworn in by the town clerk].

2.

Crestview Drive subdivision off Barton Avenue is complete. At the last meeting, the board voted to release the performance guarantee, but held off signing the certificate of completion until the drainage maintenance agreement was recorded. That has been done.

Motion M. Hofler to endorse the Certificate of Completion for Crestview Drive subdivision, **Second J. Natle, Vote 5-0-0.**

ANR plan for Deep Woods Real Estate Development LLC, Lamson Ave., Map 228, existing lots 19, 20, 21 & 23, proposed Lot 5 (rev)-1, 7 (rev), 8 (rev)-2, Lots 11,12 and 13. **Motion J.** Natle to endorse, **Second D. Beaudette, Vote 5-0-0.** C. Laurenzo would like to have the selectmen review the status of the end of Lamson Avenue as the surveyor of this plan indicates the way might continue to the town line and into Holyoke Range State Park. He thinks the town should retain this for public access to the park if it is a public way.

ANR plan Richard and Annie Steiner and Steven Paul, 181 and 175 Warner Street, Map 236, Lots 10 & 11, with a new proposed lot 3 to be made from these two lots. **Motion J.** Natle to endorse, **Second D. Beaudette, Vote 5-0-0.**

Chapter 61 release. Michael and Vicky O'Brien submit their offer to the town for the right of refusal as they are changing the use of a small part of their land. Specific area is a 100' x 100' square and associated access road that would be leased for a telephone tower.

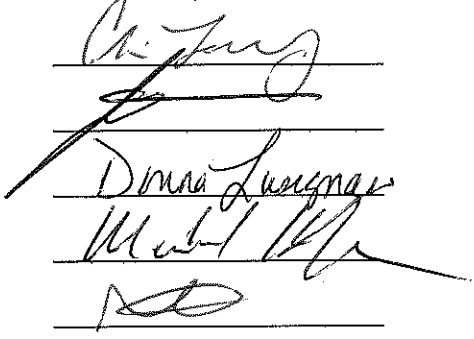
Motion D. Beaudette that the town not exercise its right of refusal as the property in question has no value to the town, **Second M. Hofler, Vote 5-0-0.**

Minutes of June 9, 2015: Motion J. Natle to accept the May 26, 2015 minutes as written, **Second D. Lusignan, Vote 5-0-0.**

Brook Hollow condominium – the trustees submitted a letter requesting a reduction of handicapped-accessible parking spaces from three to one. The board referred the question back to the building inspector, who is also the town's ADA compliance officer. D. Albertson will address the issue with the building inspector. "The board requested confirmation in writing that the proposed parking changes will still comply with Massachusetts' ADA requirements."

Other: A Form-Based Zoning seminar was held June 15. Joel Russell is the Executive Director of the Form-Based Code Institute. Representatives of several town boards were there and had a thoughtful discussion of better ways to build that can involve the community and result in a built environment that accommodates more than only cars.

Motion to adjourn M. Hofler, **Second D. Beaudette @ 9:25 pm, Vote 5-0-0.**


Four handwritten signatures are present, each written over a horizontal line. From top to bottom, they appear to be: 1. A signature that looks like 'Chris...' 2. A signature that looks like 'Donna...' 3. A signature that looks like 'Michael...' 4. A signature that looks like 'D...' (likely Donna Beaudette).