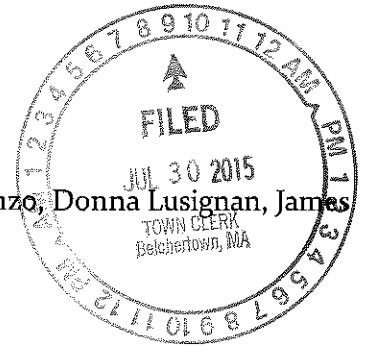


Belchertown Planning Board Minutes

July 14, 2015



Planning Board members: Daniel Beaudette, Michael Hofler, Christopher Laurenzo, Donna Lusignan, James Natle, Sierra Pelletier-Alternate Voting Member for Special Permits

Staff: Douglas Albertson-Town Planner, Susan Gay

Audience: Applicants: Attorney Ellen Freyman (representing Verizon Wireless), Elizabeth Jamison, Michael Libertine (Allpoint Verizon), Jay LaTorre, Doug Roberts

Also in the audience:

Elizabeth James, Amy Eyler-Pelletier, Olivia Eyler-Pelletier, Zoe Eyler-Pelletier, John Holdsworth, (signature illegible), Darren Masse, Kim Masse, Jennifer Faulkner, Darcie Mavlouganes, Camille Richards, Julie Ross, (illegible), Thomas Richard, Elizabeth Eyler Pelletier, Melissa Vozzells, Isabelle Vozzells, Alves Vozzell, (illegible), Beverly Dwight, Pat Light, G. Brougham, Susan Watt, Phillip Watt, (illegible), Peter Kuyenttur, Amanda Kiyanttru, Lynne Raymer, Kevin Marino, Tyler Marino, Ryan Bullock, Theresa Bullock, Tony Enselek, Marylee Walsh, Eric Lesser, Dawn DeMarchant, (illegible), Natalie Ilendes, Judilyn Bechthold, Robert VanZandt, Edward Bock, Emily Mucemu, Shannon (illegible), (illegible), John Rpino, Bernard Lankson, (illegible), Keith Filippelli, Michelle Ricker, Anne Histivan, Jason Overgaard, Derek Kagowki, Sharon Marino.

Second appointment: Dwayne Sr. and Lisa Routhier, Dwayne Routhier Jr., Burt Sjostrom, Mr. & Mrs. Jenks

Christopher Laurenzo, Chairman opened the meeting at 7:03 pm. He read aloud the appointments on the agenda for this evening. The first appointment is for a continued public hearing for a proposed communication tower, and the second for a site plan review for Dwayne Sr., Dwayne Jr. and Lisa Routhier for a proposed car repair business at 61 North Liberty Street.

C. Laurenzo re-opened the public hearing special permit proposal for a telecommunication tower by Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless. The property location is 134 Aldrich Street, Map 248, Lot 20.1 and 21, shown as Lot A on plan book 233, pg. 112. Attorney Freyman and several professionals representing Verizon were present. The Chairman requested everyone in the audience silence their phones and he informed everyone about the public hearing process. Some in the audience held signs with pictures of Aldrich Street homes, showing the demonstration balloon from Willow Lane, Jason's Way, and Aldrich Street.

The Chairman invited representatives for Verizon to speak for their special permit application. They described the tower lease area and access to it, and propagation coverage maps showing this tower to serve Route 9 and Route 181; they explained that there is a growing demand for wireless service, with increasing devices such as cellular telephones and tablet computers, as well as disconnection by homeowners of their land line phones; they stated that towers are designed to meet demands of the latest technical upgrades; and they discussed tower designs to withstand natural disasters; generator noise from tower compound; how visible the tower would be in winter; and Verizon's statement to allow public safety access to cover safety departments to town at no cost.

The applicants explained how Verizon hires a real estate person who identifies areas of a town without reliable coverage. They showed a map indicating the other tower locations in Belchertown, as well as the closest tower located in Ware. Gaps in coverage led Verizon to Aldrich Street location. After discovery of less coverage, Verizon representatives approached property owners. Applicants also indicated that they reviewed alternative sites and where they were located. They noted how this site is the most appropriate to achieve necessary coverage.

The applicants stated they meet and exceed Zoning Bylaw requirements for a special permit for a wireless communication tower, and Atty. Freyman went through each regulation. She asked Verizon's engineer, Jay

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LaTorre, to speak about radio frequency (RF) emissions. Mr. LaTorre noted that although the Federal Telecommunications Act stipulates that RF emissions cannot be a determining factor by a permitting board, the applicants want to provide information on this.

Mr. LaTorre went over what the coverage is now and what it might be in the future. It was noted that applicant Verizon also has a second proposal for 270 Franklin Street, to be presented July 28, 2015. A statement was issued that these two towers, if put into service, would cover both Route 9 and 181 corridors.

The applicants said they had been asked questions by the neighbors. One question was an inquiry about Verizon wireless placement on the center of town water tank. Verizon reviewed structural capacity, and upgrades for a possible colocation and determined that that site would be insufficient. They also noted that the water tower is only .9 miles from the safety complex tower on State Street. Mr. LaTorre explained that overlapping signals degrade each other. The applicants said there is a need to create new facilities to achieve their goals.

The applicants reviewed their plans and layouts, going over all items such as the base of the tower, height and fencing of the area, kinds of equipment, and how that equipment is maintained and housed. They also went over the reliability when natural disasters take place and examples of past disasters. One board member pointed out that emergency signage should be posted on the fence as the plan indicates only one sign inside the fence which would not be usefully visible. The applicant agreed to put one on the outside of the fence at the gate.

The board wants a wooded buffer off the property line as suggested by the town engineer Tighe & Bond.

A slide showing other towers in town was reviewed and discussed, particularly a tower located on 247 1/2 Allen Street. Audience members did not know about the tower on Allen Street. One of the board members spoke to some of the Allen Street neighbors and found that most were unaware of that tower.

The board asked about the compound maintenance and how fire is prevented. The board asked the applicant for a statement regarding maintenance of the compound for fire prevention. Vegetation to shield the view of the tower was brought up, and the applicants stated they hoped to keep as much as vegetation as possible. The board asked for a statement by the applicant from the owner that would allow maintenance of the access way as well. A more detailed report regarding property values was requested, after the board read the real estate review. A neighbor requested more detail regarding noise and whether a generator on site, housed in for the tower would be interference.

Audience members stated they felt this project did not fit in with the Community Plan that it was detrimental to the neighborhood and they were unsure about effects of radio frequency and unknown health issues. The neighbors were asking the applicant to perform a balloon fly during winter prior to any building of a tower, and said they felt it would be a dramatic change to the aesthetics of Aldrich Street neighborhood. They asked that Verizon Wireless seek to co-locate before building a tower on Aldrich Street.

The board discussed that this application has received minimal input to date from other reviewing departments and felt that if there is no negative input, it implies there are no questions or concerns from other town departments.

The board noted how they often continue public hearings if additional information is requested, or if there is insufficient time to review a submittal. The audience noted that response to the application has been late coming to the hearing, and they have no time to review responses, such as from the town engineer. After

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discussion, Atty. Freyman said she was willing to provide additional information to the board and audience members.

One board member would not be available at the Aug. 11th meeting, so the next meeting which all members plan to attend is Aug. 25, 2015.

Motion J. Natle to continue the public hearing for Bell Atlantic Mobile of Massachusetts Corporation, Ltd. D/b/a Verizon Wireless to August 25, 2015 at 7:05 p.m., Second D. Lusignan, Vote 5-0-0. Applicants left at 11:32 pm.

Mr. & Mrs. Routhier and son were present, as well as neighbors on North Liberty Street. The Routhiers are here to present a site plan for a car repair business. They have a Zoning Board of Appeals public hearing for their special permit application tomorrow night (July 15th). They showed the board their plan.

The board asked questions regarding the plan. The board already reviewed the Zoning Board of Appeals application for a special permit, and have made their recommendation to the ZBA. The Routhiers are here for site plan approval.

The plan shows part of their driveway on the abutter's (Sjostrom) property. Burt Sjostrom was present and noted he did not want the Routhiers to use his property for access. He said he'd like to erect a fence. The board noted that he would want to hire a surveyor to show exactly where the property boundary is, and that he has a right to do so.

After the board asked questions regarding the proposed car repair business, lighting, hours of operation, and signage, they asked audience members if they had questions or comments. Audience members noted that they have an issue with noise from that property, and at 10:15 pm, when trying to sleep, they listen to metal grinding or large equipment scraping the ground. They worry this would continue or worsen with a car repair business.

The board inquired about how many cars Mr. Routhier may need to make his living. He noted that 30 cars fit into the area, and he has 10 to 15 cars at this time. The board discussed the fact that less cars on the parcel would be best temporarily and that they would like to see what the business signage would look like, and have a copy for the file.

The board also asked about lighting and Mr. Routhier said a motion detecting light would be in place in the area of his office. No discussion for oil, or grease separation as these are for another department to discuss. However, Mr. Routhier said there would be no hazardous materials; he would have a 55 gallon drum for oil on site for containment.

The board discussed how the driveway is wide enough without encroaching onto the abutter's property. The Routhiers need to make sure to identify the boundary and keep to their side. The Routhiers indicated they would not pave the driveway. The board asked why the need for 30 vehicles to be parked for a two bay garage.

The board said if there is noise from the property the neighbors may call the Zoning Enforcement Officer or the Police. The neighbor asked if there was an area for loading and unloading cars. The Routhiers said they would have vehicles dropped off five days a week. The board agreed to business hours as 7 am to 5 pm, Monday through Friday and 8 am to 12 noon on Saturday. There would be no business Saturday p.m. or Sunday.

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The board felt 20 vehicles in the yard excessive. Mr. Routhier was asked what he needs to make a living with this business. He referred to a repair business down the street from him and that they have 30 to 40 cars there. A member of the board had concern with this proposal turning into a wrecking business. The board was concerned with the neighbors' issues and said they'd give a certain amount of vehicles and would consider an increase to the number of vehicles if the all is well in the future.

The board said they'd start off with approval of 10 vehicles to the yard for Mr. & Mrs. Routhier at 61 North Liberty Street. The board indicated a need to start off slowly in that the neighbors were present with concerns, and the board wants to see this business done correctly.

The board asked about a memo from Paul Adzima, Zoning Enforcement Officer, who states there are more unregistered vehicles than allowed. Mr. Routhier said one is a camper, which he will gut and turn into storage. He noted Mr. Adzima seemed to have no issue with that proposal and that another vehicle would be leaving the yard soon.

The board was satisfied with the discussion and voted on the review of the site plan. The board noted again that Mr. Sjostrom may put a fence on his property line and stated that the Routhier family has stated no issue with access to their property or this proposal for a car repair business.

~~**Motion J. Natle to approve the site plan for Dwayne Sr., Lisa and Dwayne Jr. Routhier a car repair business at 61 North Liberty Street, with submission of signage for their business (forthcoming), with a limit of 10 vehicles in their yard, and with business hours of Monday through Friday, 7 am to 5 pm, and, Saturday 8 am to 12 noon. There will be no business on Saturday afternoon, nor on Sunday, Second M. Hofler, Vote 5-0-0.**~~

It was noted that the Zoning Board of Appeals will make their determination tomorrow night at 6:35 pm, for the Routhiers and whether they can operate a vehicle repair business at this site.

The board reviewed a memo from the Board of Selectmen and a request to review and make a second recommendation on a Chapter 61 first right of refusal request for Michael and Vicki O'Brien on Aldrich Street. This is an area that the O'Briens have agreed to use as an access way for the proposed tower by Verizon.

Motion J. Natle to rescind the June 24, 2015 recommendation to the Board of Selectmen for Chapter 61A request for first right refusal by Michael and Vicki O'Brien for 134 Aldrich Street, Map 248, Lot 20.10, for .19 acres (8,460 sq. ft.), Second D. Beaudette, Vote 5-0-0;

Motion M. Hofler to recommend to the Board of Selectmen they not exercise their right of first refusal on Map 248, Lot 20.10, 134 Aldrich Street, to .32 acres (14, 100 sq. ft.), for a driveway (20' wide X 705' long), per a memo received from the Board of Selectmen on July 6, 2015, Second D. Lusignan, Vote 5-0-0.

Minutes will be reviewed at another meeting, as the meeting is running very late. Time slips were endorsed by the board.

Motion to adjourn J. Natle, Second D. Lusignan @ 12:20 am, Vote 5-0-0.

