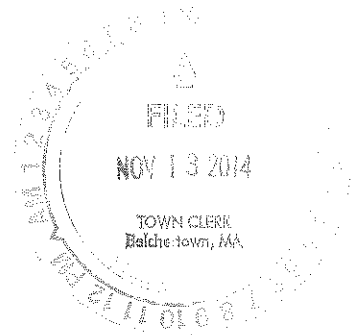


Belchertown Planning Board Site Visit Minutes
Richard and Barbara Greene
Definitive Subdivision Plan
Old Sawmill Road Extension Phase 3
September 27, 2014 @ 9:00 am



Planning members: Daniel Beaudette, Christopher Laurenzo, James Natle, George Synan,
Mike Hofler Alternate Voting Member Special Permits.

Staff: Susan Gay

In attendance: Richard and Barbara Greene, Gary Brougham Town Administrator, William Shea and Paul Lambert.

Christopher Laurenzo, Chairman opened the meeting.

Mr. & Mrs. Greene were present, as well as Paul Lambert, a homeowner on the end of Old Sawmill Road and William Shea who is interested in purchasing a lot on the proposed extension.

Richard Greene noted the area where Old Sawmill Road phase 2 ends, and said he extended it to put in place a school bus turn around. The board went over a proposed emergency access way, as well as reviewed an intermittent stream bed to be built over for additional traffic. Barbara Greene said they will not build houses, but they would sell lots on this extension.

Everyone proceeded to the proposed extension. The members asked Richard if he was working on finishing phase 1 and 2 of Old Sawmill Road. Barbara said they were in the process of completion. The group walked through a wooded area to a place of overhead power lines, and what was noted as the view of the rear of a gravel pit off Ware Road.

Richard said they had to modify what they originally planned on doing for a road lay out due to the Natural Heritage group discovery of the habitat for the Eastern Wood Turtle. Natural Heritage group halted the project and Barbara said in order to have an extension, they entered into an agreement with the group. The agreement said they would no longer have a roadway exit to Ware Road. So, an emergency access way would be put in place to Ware Road. The board must know in advance who will own the emergency access and who will maintain it as well. It is a legal issue and must be retained as a thru way out to Ware Road.

Discussed at length the amount of footage this extension adds to an already long dead-end way. The length would be nearly a mile long if put in place. The Subdivision Regulations state a developer cannot build another dead-end road off an existing dead-end road. Fire cisterns were discussed and it was noted that there are none in phases 1 and 2, built prior to the cistern requirement by the Fire Department.

Discussed putting in a cul-de-sac at the beginning of this extension to slow vehicles, and it would allow a good space for a cistern. Richard was not pleased with a prospect of a cistern, and said a cistern can cost up to \$20,000.00.

Barbara said they felt encouraged by town departments that this request may be favorable. The board said they would've appreciated them coming to them to discuss this extension prior to filing the plan, especially for the fact this plan changed dramatically. The board said they have to have some defensible way to say this extension is appropriate. They also said they don't want to set a precedent, and make it allowable for other developers to make a case that they too can continue a way for nearly a mile of roadway.

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They went over their reasoning which allowed Oasis Drive off Munsell Street. The developer improved Munsell Street and there are two cisterns. They said there were safety benefits and so in allowing Oasis they could justify it, for the increase in safety.

Barbara Greene asked when this board would decide whether this extension would be allowed. The board noted Richard and Barbara Greene stated they wished to continue the public hearing to Oct. 14, 2014. At that meeting the board will make a decision.

The board would like to see cisterns in place on Old Sawmill Road, and again stated phase 1 and 2 must be complete before a final decision. A member said there is broken pavement on Old Sawmill Road, and that Steve Williams, DPW Director would need to sign off on the completion of phases 1 and 2.

One board member noted the Subdivision Regulations that state a road can be no longer than 600 feet, and the planning board must protect the town's interest. They also note Richard and Barbara statement that since their work with MEPA and Natural Heritage on other projects on this parcel, this problem came about and now it's placed upon this board. In pursuing other projects this was put at risk. It was suggested Richard prepare a counter argument for this issue, as other projects were deliberate.

The board must protect the town's interest. Barbara said they came to the town for advice. The board said they do not give advice but do offer direction. Again it was noted applicants should be prepared to defend why they ended up changing the plan. Barbara asked what if they didn't finish, then what happens. The board said a developer can go to court or finish phase 1 and 2, which is the logical thing to do, or this plan may stand alone.

Motion to adjourn D. Beaudette 11:30 am, Second J. Natle, Vote 4-0-0.

