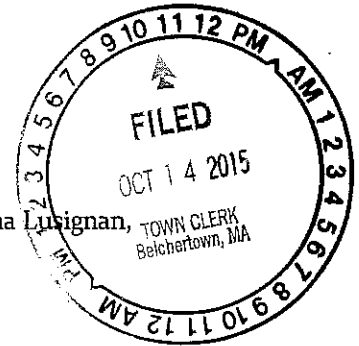


Belchertown Planning Board Minutes

September 08, 2015



Planning Board members: Daniel Beaudette, Michael Hofler, Christopher Laurenzo, Donna Lusignan, Sierra Pelletier Associate Member

Staff: Douglas Albertson Town Planner, Susan Gay

Present: Don Frydryk, Sean Simmer, Dawn DeMerchant, Nick O'Connor - selectman

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

The first order of business was a Site Plan review for Universal Forest Products (UFP), Harris Way, Map 230, Lot 31, a modification to a previously approved plan. Don Frydryk was representing the owner of the business. Sean Simmer, General Manager of Operations was also present for the company.

The proposal is requesting to build two buildings (sheds) to hold freshly treated products (pressure treated wood) after the wood has been processed. The sheds will shield the newly processed wood from outdoor elements, and keep contaminants, which are part of pressure treated wood process from leaching to wetlands.

The Environmental Protection department (EPA) asked UFP to somehow prevent the heavy metals from their product run-off from going to wetlands. Mr. Simmer said this request for two sheds to hold the pressure treated wood, will be built three-sided have will have drainage systems, catch basins and will be built close to the property line. He also said "millings" will be placed on the ground, reducing run-off. He said the sheds will be on the 3 ½ acres of property owned by UFP and also in the North West corner of the site. There is no landscape plan submitted.

Mr. Simmer said he is testing water on a regular basis, and will try to make the quality improve by removing metals with a new drainage systems. The board said they have not received a response from their peer review engineer, Fuss & O'Neill. D. Albertson had communicated with Fuss and O'Neill who said they had just received payment to proceed and will respond next week.

The board asked questions regarding the buildings (sheds), materials they'd be made of and what the roof would be made of. They also asked about colors of the building and roof. Mr. Simmer said they have not yet decided on the color scheme, but welcome the board's input. The board received the elevations of the proposed sheds. There was a question regarding whether noise would increase at the site, and whether a metal roof would increase sound from the building. The applicant said there would be no additional noise, and there will be some lighting on the corner of the buildings, and it was stated they'd direct lighting downward. After the noise discussion, the owner said if any more sound from the sheds, it would go toward Howard Street.

Mr. Simmer noted that fork lifts bring processed wood outside (to proposed buildings), and there are two shifts working, one is 5:00 am to 2:00 pm and the second shift is 4:00 pm to 2:00 am. He said the treatment is done inside the plant.

The board asked about the rail spur area, ownership and maintenance of the access across the rail spur. The board wondered where and how the applicant goes across the rail line to be sure it is not encroaching on anyone else's interest. The board also asked how they get in and out of the building. D. Frydryk said they access through the South side of the building.

The board went over the impervious area, at this time and what increase to the area should two sheds be built. D. Frydryk said the Conservation Commission asked same question and this will be monitored. The shed floor base will get packed down over time by fork lifts running product in and out, and when necessary the floor of the sheds will be windrowed and graded. The board looked over the Con. Com's Order of Conditions and stated mitigation issues.

The board asked how to get to the area for a site visit. Mr. Simmer said board members can come to the front office, and they would be shown around the site. He answered a question regarding any intention to further expansion at this site, and he said no. He noted these sheds are to be put in place "out of necessity" and there is no immediate plan for expansion. He said UFP did purchase a few additional parcels on Harris Way, and discussed putting up another building, however not at this time.

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The board asked D. Frydryk about contamination and he told the members that the Conservation Commission took samples of the wetland and found heavy metals in the sediment and test materials. So, by storing the wood in sheds they hope to reduce sediment to the wetland. Mr. Simmer said he's been monitoring and testing the wetland and noted when he added millings and haybales the metal count went way down. He said there is a junk yard on Harris Way and engine parts. D. Frydryk said metals also occur naturally in soil as well.

The board said they cannot make a decision on this application until they hear from the engineer, and so they asked the applicant if they are prepared to continue this review. D. Frydryk and Mr. Simmer agreed to continue the review to planning board meeting held on September 22, 2015 at 7:00 pm.

There are two ANR plans, Glen Armstrong, Mill Valley Road, Map 249, Lots 36 & 37 (revised); and KLN Properties LLC, Allen Street & Fletcher Ave., Map 232, Lot 17, proposed Lots 17A & 17B. The paperwork was reviewed and in order.

Motion D. Beaudette to approve a plan for Glen Armstrong for Mill Valley Road, Map 249, Lots 36 & 37, Second D. Lusignan, Vote 4-0-0;

Motion C. Laurenzo to approve a plan for KLN Properties, LLC for Allen Street and Fletcher Avenue, Map 232, Lot 17, proposed Lots 17A and 17B, Second D. Beaudette, Vote 4-0-0.

IN Minutes of Aug. 28, 2015 are being reviewed by the board members and will be complete for the Sept. 22, 2015 meeting. Bills and time slips were endorsed.

Other: A zoning bylaw zone change request was recently received from the Board of Selectmen. Doug Albertson explained the timing for a zone change review for Harris Way and that someone wishes to have a car sales area on Harris Way. A public hearing must be held within 90-days of the receipt of the request. After the public hearing, the zone change must go before a town meeting for a vote within six months. If Belchertown doesn't hold a Fall meeting, it would put the process over the six month timeline, which means the whole process would need to begin again.

The board said they'd follow through with this request as required, with the understanding that timing for a town meeting is unknown at this date.

D. Beaudette noted that the subdivision off Franklin Street, known as High Bluff Road and Sunny Crest Lane is still without infrastructure. He noted Franklin Street renovations underway, and the timing on an understanding with the owner of the subdivision, Northborough Realty Holdings LLC. The owner stated he would put in place a sewer extension, prior or during the Franklin Street renovations.

D. Beaudette noted that once Franklin Street is renovated and repaved, there is a moratorium of five years before any infrastructure could be put in. The board has an understanding with the owners, that once the sewer line was built, it would be noted by the board that substantial work is being performed on the subdivision, and the board would then allow an automatic two-year extension. D. Beaudette asked if the owners had contacted the Dept. of Public Works, and C. Laurenzo answered yes.

The board asked and D. Albertson said he has not heard from Verizon Wireless on the Aldrich Street decision Aug. 25, 2015. Two of the members said they want to review video of the meeting before they vote on the minutes. The Aug. 25, 2015 minutes will be continued, and are in process until the board members note.

Motion to adjourn D. Beaudette, Second D. Lusignan @ 8:20 pm, Vote 4-0-0.

