Belchertown Planning Board
Minutes – Tuesday – November 26, 2019

Members present: James Natle, Michael Hofler, Daniel Beaudette, Alice Knittel and Elizabeth Pols
(alternate voting member)
Absent: Justin Rosienski
Staff: Doug Albertson, Town Planner, and Lynn Sikes, Minutes

Audience Present: Jaime Ryznic, Andrey Korchevskiy, Justin Warner

7:00 pm – J. Natle, Chairman, opened the meeting, welcomed everyone and read the agenda into the record.
J. Natle appointed A. Knittel as Acting Clerk for this meeting due to J. Rosienski's absence.

7:00 pm - RAMA Development, LLC., c/o Robert A. Morra, a common drive located on Pine Street, Map 276, Lot 105, located in the AG-A zone for a total of six house lots. This application, with modification, was approved June 26, 2018. D. Albertson noted that DPW and Conservation Commission are satisfied. All is complete.

MOTION: M. Hofler to endorse the Certificate of Completion of the common drive special permit for RAMA Development, LLC., property location Pine Street, Map 276, Lot 105, submitted by RAMA Development, LLC and recorded in the Registry of Deeds, Book 13108, page 280. SECOND: A. Knittel No Discussion. VOTE: 4-0-0

D. Beaudette asked the Board if they would like discuss changing how many lots can be on a common drive. Currently six (6) are allowed. The Board discussed this and agreed they will look into this further. It will be placed on the January 28, 2020 agenda.

Bell Properties, Woodland Lane extension of definitive subdivision for property located on the North side of Bardwell Street at No. Washington Street, Andrey Korchevskiy, representing Bell Property Corp., was in attendance and addressed the Board. He is requesting a one-year extension to October 31, 2020.

He addressed the Board and updated them to its status. He thanked the Board again for the opportunity. All major items are complete and inspected though he needs a little more time to tie up small items. The Board thanked Mr. Korchevskiy for the timely manner in which he has handled this project.

MOTION: M. Hofler to grant A. Korchevskiy's request for an extension for the subdivision Woodland Way located on the North side of Bardwell Street at No. Washington Street from October 31, 2019 to October 31, 2020. SECOND: D. Beaudette No Discussion. VOTE: 4-0-0

7:15 pm – The ZBA has requested our recommendation regarding a variance request at Old Bay Road, Map 229, Lot 3.01 by Jaime Ryznic, 15 Old Amherst Road. The applicant is requesting a variance of the side setback from the required 20' to 9' for the construction of a new single-family residence. This lot is in the Ag-A zone. The Board reviewed and discussed the application along with the criteria to
recommend favorably. Jaime Ryznic is present and addressed the board. She reviewed the map with the Board and showed where she would now build the residence due to wetlands and riverfront setbacks.

MOTION: M. Hofler to recommend to the Zoning Board of Appeals that they grant the variance requested by Jaime Ryznic owner for Old Bay Road, Map 229, Lot 3.01 regarding the setback on the side property line for the proposed structure. SECOND: A. Knittel  No Discussion VOTE: 4-0-0

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ANR: – Warren Wright Street, Map 228, Lots 57 and 58, applicant Ronald Bercume, submitted by: Harold L. Eaton & Associates, Inc., dated November 19, 2019, to convey a portion of Lot 57 to Lot 58 and a portion of Lot 58 to Lot 57, for lot identification plan purposes, Parcel A and Parcel B (Assessors will assign lot numbers later), accompanied by a Form A application for a determination by the Planning Board, dated November 25, 2019. The Board reviewed and discussed the application.

MOTION: D. Beaudette to endorse the ANR for Ronald Bercume, submitted by Harold L. Eaton & Associates, Inc., dated November 19, 2019, to convey a portion of Lot 57 to Lot 58 and a portion of Lot 58 to Lot 57. SECOND: A. Knittel  Discussion: The Board confirmed there is a signature from the Attorney for the Kestrel Land Trust on this matter. VOTE: 4-0-0

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ANR: – State Street, Map 251, Lot 64, applicants John F. and Suzanne Wyzik, submitted by: R.L. Cook Surveyors, dated November 23, 2019, to convey a portion of Lot 64 to Lot 65 for lot identification plan purposes, Lot A and Lot 64 REV (Assessors will assign lot numbers later) accompanied by a Form A application dated November 26, 2019. The Board reviewed and discussed the application.

MOTION: D. Beaudette to endorse the ANR for John F. and Suzanne Wyzik, submitted by R.L. Cook Surveyors dated November 23, 2019, to convey a portion of Lot 64 to Lot 65, Map 251, Lot 64 said parcel indicated as Not a Buildable Lot. SECOND: A. Knittel  Discussion: the Board discussed the future setbacks on this lot. VOTE: 4-0-0

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Minutes of November 12, 2019. Motion: M. Hofler to accept the minutes of November 12, 2019 as written. Second: A. Knittel  No Discussion Vote: 3-0-1. Abstaining vote is J. Natle who was absent for the meeting.

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Bills were endorsed.

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Agenda item regarding discussing the marijuana bylaw will be tabled to a future agenda item, as Ms. Turner, of BoS, is not present. The Board briefly discussed the town common being designated as a park.

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Town Planner Report:
- We will have two public hearings at our next meeting, December 10, 2019. One is for a non-medical marijuana retail store and the other is to change a portion of the zoning map at Lamson Avenue/Bay Road. The Board discussed previous zone changes that had come before the Board. The Board discussed current zones in town and a possible future approach to these.
- Carriage Grove – The Day school should close on their lot very soon.
- Arc Point are still in negotiations and getting funding together.
- The person who wanted to open a distillery at their home on Allen Road is now looking at the State school property. There was a meeting with town staff to hear what they would like to do.
- The state-wide resilient lands initiative today discussed economic stability from agriculture, forestry, and outdoor recreation. There should be monthly meetings up to June 2020. Input from landowners is still needed.
- Lake Wallace Trail – Andrew has been to the site along with an UMass geologist. We are beginning the wetland permitting with the final course being laid out.

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Members Reports:
-D. Beaudette – an update on the ZBA recommendation we made regarding 65 Mill Valley Road – at the ZBA meeting last Wednesday they passed this request, which we had recommended against. Don Frydryk represented the homeowner at the meeting who explained that they required an ADA accessibility due to being elderly. That had not been mentioned to us nor was in the application when our recommendation was requested. The ZBA granted the variance.
-M. Hofler – Wants to review the Historic Village Protection overlay zone to learn its detailed requirements. D. Albertson indicated it is described in the zoning, and the Historic District Bylaw Commission have their own bylaw, which contains more detail in the Code of the Town of Belchertown, Chp. 51.
-A. Knittel – the first meeting in December I will be away.
-J. Natle the applications for CPA grants is due December 13th at 5:00.
- Solarize Belchertown – for anyone who may be interested please call us for more information.

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MOTION: J. Natle to adjourn at 8:15 pm. SECOND: A. Knittel VOTE: 4-0-0

Meeting adjourned at 8:15 pm

James Natle
Daniel Beaudette
Michael Hofler
Alice Knittel
Tuesday November 26, 2019

SIGN IN SHEET - MEETING OF

PLEASE ENTER YOUR NAME, TITLE AND ADDRESS ----
THANK YOU!

Jaime Ryzlak 15 Old Amhurst Rd re: 3.01 Old Bay Rd
Andrew Konchevsky 235 Woodland Way Reesett Rd
Susanne 14 Pine St