Belchertown Planning Board
Minutes – Tuesday – January 28, 2020

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

Audience Present: Anthony Parrinello, representing Evergreen Strategies, Steve Chaisson, Pat Patenaude, Mark Cavanaugh, representing Florence Savings Bank, Dr. Medaugh, Valley Dentists of Belchertown, Town Administrator Gary Brougham, David Thornton, Judith Thornton, and Louise Levy (see sign in sheet for additional names)

7:00 pm — J. Natle, Chairman, opened the meeting, welcomed everyone and read the agenda into the record. There is a continued Public Hearing regarding an application for a non-medical marijuana establishment at 20 George Hannum Street, Suite B, Map 238, Lot 16, submitted by Evergreen Strategies, LLC., 52 Whispering Way, Stow, MA 01775 and a Public Hearing regarding an application for an accessory apartment located at 4 No. Washington Street, Map249, Lot 120, submitted by David N. and Judith A. Thornton.


Bills were endorsed.

7:05 pm — J. Natle, Chair, reopened the continued Public Hearing for a proposed Non-Medical Marijuana Establishment at 20 George Hannum Street, Suite B, Map 238, Lot 16, submitted by Evergreen Strategies, LLC., 52 Whispering Way, Stow, MA 01775, as it pertains to bylaw 145-29.2 – Marijuana Establishments and Special Permit 145-69. The Public Hearing is now reopened.

Anthony Parrinello, President of Evergreen Strategies, LLC. is present and addressed the Board. He has submitted a memorandum to the Planning Board dated January 21, 2020, which enumerates supplemental special permit submissions, which he reviewed with the Board.

The Board discussed some of the concerns from the last meeting. Signage and directional signs were discussed and reviewed. At this time these items appear in order. Crosswalks and parking were discussed. There are approximately 59 parking spaces available at the site (4 would be ADA). It is a 1375 square foot building space he will occupy. The striping across the entranceway from George Hannum will be painted by our DPW per Town Administrator, G.Brougham, who is in attendance. The floor plan was reviewed which now includes a public bathroom along with the entrances and exits to the building. Odor mitigation and waste disposal was reviewed.

Letter dated January 14, 2020 from Tighe&Bond addressing the traffic impact and access study was discussed. No additional information is required.

Parking, ADA accessibility and customers in queue were discussed regarding this business along with the other tenants at the site and the concerns with customer accessibility.

7:42 pm The Public Hearing was opened to the public.

Dr. Medaugh, Valley Dentists of Belchertown, discussed his concerns with the entering and parking for his customers and reviewed the parking spots.
The Board continued to discuss this issue with the applicant.

Steve Chaisson, associate with Evergreen Strategies, was in contact with the property owner during this meeting via text messaging. The landlord is agreeable to show designated parking spaces for the tenants at the site along with increasing ADA parking spaces also. This is between the tenant and property owner.

Mark Cavanaugh - Florence Savings Bank – any issues with the interior build out along with the site plan directing customers will be handled by the Town’s building inspector’s ensuring codes are being met.

The parking and customer queue area along with ADA parking was shown to Dr. Medaugh so he was familiar with what was being discussed.

No further comments from the public.

**MOTION:** M. Hofler to close the public hearing regarding a proposed Non-Medical Marijuana Establishment at 20 George Hannum Street, Suite B, Map 238, Lot 16, submitted by Evergreen Strategies, LLC., 52 Whispering Way, Stow, MA 01775. **SECOND:** A. Knittel  No Discussion **VOTE:** 5-0-0

**MOTION:** M. Hofler to grant the special permit regarding a proposed Non-Medical Marijuana Establishment at 20 George Hannum Street, Suite B, Map 238, Lot 16, submitted by Evergreen Strategies, LLC., 52 Whispering Way, Stow, MA 01775, as it pertains to bylaw 145-29.2, 145-11 and 145-69 as it is in a General Business zone, is compliant with 145-69 and meets criteria a, b and c. with the following conditions: 1 – there will be a 6 month review from the business opening date for compliance, any recommendation for resolution that may arise relative to this special permit will be handled at that time, #2 – coordinate with our Town’s Building Inspector regarding ADA spaces in front of the business and relocating spaces or adding additional spaces with curb cuts; #3 the interior parking crosswalks will be restriped and maintained properly; #4 – there will be no porta-potties on site; and #5 – there will be a designated usher on site when physical queue begins to form outside to help with crowd control. **SECOND:** A. Knittel. Discussion: Additional conditions are; The Chief of police will review and confirm the Security Plan is in place and will take a last look at crowd control prior to the first commercial sale, and that a traffic control plan has been set and agreed upon and is in place. **SECOND:** A. Knittel. No Discussion. **VOTE 5-0-0**

The applicant thanked the Board.

8:19 pm - Ms. Louise Levy, who is a Belchertown High School Science Teacher who is teaching a class entitled Land Science and Natural Resource Science is in this evening to present to us a vision project which her students were assigned entitled "Imagining Carriage Grove". She gave a brief review of what her class came up with. In October she and her students toured the state school property to try and come up with ideas on what could be done on site. Her students came up with proposals and recommendations based on these ideas.

The Board thanked her for her efforts and for coming in this evening with the presentation. She thanked the Board for their time and for D. Albertson's help with this as well.

8:44 pm - J. Natle, Chairman, read into the record the legal notice for a Public Hearing for an Accessory Apartment located at 4 No. Washington Street, Map 249, Lot 120, applicants David N. and Judith A. Thornton. The public hearing is now opened.
David and Judith were present and addressed the Board to indicate what they would like to do. They handed out a drawing of where parking would be with additional comments. The Board reviewed the application with them. Special permit 145-69, criteria a, b and c were discussed.

8:54 pm - The meeting was opened to the Public.

C.Harper, an abutter, was in and stated she is in support of this. She is also glad there is now an accessory apartment bylaw and thanked the Board for all their hard work and diligence on that subject.

G.Brougham also reviewed the plans and indicated how well thought out they were along with the detail shown.

**MOTION:** M. Hofler to close the public hearing for an Accessory Apartment located 4 No. Washington Street, Map 249, Lot 120, applicants David N. and Judith A. Thornton. **SECOND:** J.Rosienski **No Discussion VOTE:** 5-0-0

**MOTION:** M. Hofler to grant a special permit for an accessory apartment at 4 No. Washington Street, Map 249, Lot 120, applicants David N. and Judith A. Thornton having found it meets the standards for accessory apartments, bylaw 145-29.1 and special permit bylaw 145-69 and criteria a, b and c, with no conditions. **SECOND:** A.Knittel **No Discussion VOTE:** 5-0-0

The applicants thanked the Board and left the meeting.

9:03 pm – Steven Konieczny, representing Karl’s Site Work Inc., has submitted a letter dated January 20, 2020 requesting a two year extension of the special permit, which has expired, for the gravel pit on Federal Street, Map 216, Lot 146. S.Konieczny is present and addressed the Board. The Board discussed the site and the extension request. There have been no issues or complaints on this site.

This expired December 1, 2018. The Board discussed the tardiness in the request. Please adhere to this aspect in the future. The board reminded them with an expired special permit they do take on liability for the site. There is a final grade plan already on file.

**Motion:** M.Hofler to continue and extend the special permit for earth removal operation permit for Karl Site Works Inc. on Federal Street, Map 216, Lot 146, per 145-29 E(2) from December 1, 2018 to December 1, 2020. **SECOND:** A.Knittel **VOTE:** 5-0-0

**Discussion:** ZBA Recommendation regarding the Belchertown Water District’s special permit and variance request for 18 Park Street, New Water tower replacement.

D.Beaudette recused himself from this meeting item as the last time this came before the Board he was involved as a loan financier and was involved as an approval official on it at that time. He left the meeting.

**This is only for a recommendation for the variance and special permit to the ZBA.**

The 100 year+ old existing tower needs to be replaced. This is an existing non-conforming structure within setbacks. The new tower will be slightly to the southeast of the old tower. The property is owned by the town but the water district is a private entity. The current water storage tank is a 100,000 gallon tank, the new tank will be a 250,000 gallon multi-column storage tank. New piping and service connections will be installed. The variance is required due to the rear yard setback (requirement is 40 feet, currently the old tower is at 4 feet, the new tower would be 2 feet)

Special permit 145-69 a, b and c were addressed on a separate sheet of the application.
G. Brougham is present as Water Commissioner. The Board discussed the requests with him.

MOTION:  M. Hofer to recommend to the ZBA that they approve the variance request for the set back on the new water tower being proposed at 18 Park Street and that they approve the special permit requesting the non-conforming structure be allowed to be replaced.  SECOND: A. Knittel  No Discussion  VOTE: 4-0-1

D. Beaudette returned to the meeting.

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Town Planner Report:
- At our next meeting, we will meet with High Peaks Dispensary, LLC. for a non-medical marijuana establishment at 401 Mill Valley Road. The Board of Health has some concerns.
- We have presented more information on the Lake Wallace trail to the CPC to answer some initial questions.
- I have applied for District Local Technical Assistance through PVPC for economic development planning. Jen Turner, BoS, is helping with this. This would be an excellent resource to develop a revised plan for the next decade.
- We received a small grant of $5000 to review handicapped accessibility. Sarah Bankert, who has guided our Mass in Motion project, is our consultant on this. We will meet again the second week in February. If anyone would like to be a part of this, let me know.
- The Resilient Land Initiative’s meeting last Friday discussed climate change resilience. This is a very diverse group. It discusses how to help towns deal with climate change.
- The Fort River Watershed Association has hired the Conway School of Landscape Design to do a watershed study. As the Scarborough Brook and Hop Brook both start around the upper Gulf Road and Munsell Street area in our Town, it is one reason why preserving that area is very important.

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Members Reports:
- D. Beaudette – tiny houses. There was a recent newspaper article on these and that area towns are allowing this. Easthampton will look at these as “accessory apartments”. Our bylaw does not go along with this. In addition, the building code must comply with the structure and now they do not. We need an organized answer for the public when we are asked why if other town’s do this why can’t our Town? Do we need to add something to our bylaw to address this?
- D. Beaudette – I have a newspaper article to place in the Concord Way folder. The article discusses this Street with an update on it.
- D. Beaudette – the detention basin near tractor supply. With Pride moving along towards opening, we want to make sure that the detention basin is scoured out and repaired and possibly have a 4’ fence installed. This needs to be done before a CO is issued to them. D. Albertson will remind Mr. Bolduc of this.
- M. Hofer I will review the meeting held 2 years ago in January 2018 when we met with BoS on how to structure the language on the marijuana bylaw.
- A. Knittel I will not be able to attend our next meeting, February 11, 2020.

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MOTION:  M. Hofer to adjourn at 9:50 pm.  SECOND: A. Knittel  VOTE: 5-0-0
Meeting adjourned at 9:50 pm

James Natle
Daniel Beaudette

Michael Hofler (Late to Meeting)

Justin Rosienski (Absent)

Alice Knittel
SIGN IN SHEET - MEETING OF Tuesday January 28, 2020

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

Anthony Marinelli, President & Town Administrator
Jim Grant, Town Manager
Mark Cavanaugh, President, Florence Bank
Mark Morley, Valley Bank & Trust, Belchertown
Gary Bouchard
Dana Law
Judy Marston
Lois Levy
Pat Ryan
Dr. Koni