Belchertown Planning Board
Minutes – Tuesday – July 14, 2020
***This meeting was held virtually due to the COVID-19 Pandemic***
https://global.gotomeeting.com/join/571586205

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

Audience Present Remotely: Jen Turner, BoS; Tim Healey of The Dressel Group, LLC; Keith Terry, PE, Sherman & Frydryk, LLC; D. Maclutsky.

D. Albertson indicated prior to the start of the meeting that all votes must be a roll call vote due to being remote.

6:00 pm – J.Natle, Chair, opened the meeting, welcomed everyone and read the agenda into the record. There is a Public Hearing for a site plan approval located at 625 State Street, applicant The Dressel Group, LLC.

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J.Natle appointed A.Knittel as single signature for items on this evening’s agenda.
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7:05 – J.Natle, Chairman, opened the Public Hearing for Site Plan approval submitted by The Dressel Group, LLC, 625 State Street, Map 252, Lot 40, under Section 145, Article III, Schedule of Use Regulations Belchertown Zoning bylaw. J. Natle read the public hearing notice into the record. The Public Hearing is now open.

The applicant, Tim Healey of the Dressel Group, LLC, and the engineer for the project, Keith Terry are present remotely. Keith Terry discussed the application with the Board. Tighe and Bond has reviewed the project and except screening all items have been addressed. The applicant has requested a waiver to the requirements of section 145-36B of the zoning bylaw regarding driveway access.

The site is in the B1 zone with 2.19 acres and an existing building with five bays with overhead doors. Based on a discrepancy of where the town line is located, the applicant had the Town of Granby assessors for their opinion. They have indicated they believe the site to be entirely within Belchertown and provided a memo to that effect. The proposal is to add a smaller storage building of 4,000 square feet. It would have five overhead doors facing away from the street. 20 parking spaces are shown with one ADA space. The applicant has requested that the curb cuts not be restricted to one-way-in and out.

The Board discussed the application. Items included storm water design, gravel vs paved parking lot, abutters on Dressel Avenue, screening/landscaping, hours of operation, access, detention basins and fencing. The exact location of the site being entirely in Belchertown was discussed. Also discussed were the driveway access, signage and lighting.

There will be electricity but no plumbing or propane in the building. Conditions discussed would include:
1 – exterior lighting will be motion detector/dark sky compliant
2 – updated plan for screening along southwesterly property boundary with 15 Dressel Ave
3 – the detention basin will be fenced in in accordance to Belchertown fence bylaw
4 - the parking lot will be paved
5 - submit a letter from Town of Granby Building Inspector indicating concurrence with the Granby Assessor's letter dated June 4, 2020 from the Town of Granby
6 - submit a written narrative on the plantings to be installed

7:43 pm. - The meeting was opened to the public. No Comments.

The waiver request was discussed.

**MOTION:** J.Natle to close the Public Hearing for Site Plan approval submitted by The Dressel Group, LLC, 625 State Street, Map 252, Lot 40, under Section 145, Article III, Schedule of Use Regulations Belchertown Zoning bylaw. **SECOND:** A.Knittel  No Discussion  **ROLL CALL VOTE:** J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosinski, yes; A.Knittel, yes; **ROLL CALL VOTE:** 5-0-0

**MOTION:** J.Natle to approve the waiver request submitted by The Dressel Group, LLC, 625 State Street, Map 252, Lot 40, for a second driveway curb cut regarding requirements of section 145-36B of the zoning bylaw. **SECOND:** A.Knittel  **DISCUSSION:** Contingent upon The Town of Granby having no objections and also waiving the one way exit requirement as well. **Roll Call Vote:** J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosinski, yes; A.Knittel, yes; **ROLL CALL VOTE:** 5-0-0

**MOTION:** J.Natle to approve the Site Plan submitted by The Dressel Group, LLC, 625 State Street, Map 252, Lot 40, under Section 145, Article III, Schedule of Use Regulations Belchertown Zoning bylaw. With the following conditions.

1 - exterior lighting will be motion detector/dark sky compliant
2 - updated plan for screening along southwesterly property boundary with 15 Dressel Ave
3 - the detention basin will be fenced in accordance to Belchertown fence bylaw
4 - the parking lot will be paved
5 - submit a letter from Town of Granby Building Inspector indicating concurrence with the Granby Assessor's letter dated June 4, 2020 from the Town of Granby
6 - submit a written narrative on the plantings to be installed

**SECOND:** A.Knittel  No Discussion  **Roll Call Vote:** J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosinski, yes; A.Knittel, yes; **ROLL CALL VOTE:** 5-0-0

The applicant thanked the Board for their time.

**Discussion – 10 Jackson Street – Special permit** where the planning board previously supported the approval of a special permit by the ZBA. The ZBA denied the application. The original parcel located at 10 Jackson Street was subdivided by an ANR plan in July of 2007. There was a block building shown on the ANR plan indicating “to be removed.” The ANR only notes “not a building lot”. There is no condition attached to the ANR endorsement for the building to be removed. There is also no mention in the Planning board minutes of that date for the building to be removed. Since then, the front of the parcel, which is a vacant conforming building lot, has been separated from the back of the parcel with the shed and is not a conforming lot. They now have separate owners. The applicant for the special permit cannot act on the ZBA’s condition to remove a structure on someone else’s property.

The Zoning Enforcement Office has asked us if our intent at that time was for the block building/shed to be removed when the ANR was endorsed. The owner of the shed told the board in 2007 that it would be removed. He chose to not remove it.

The Board discussed this. The stated reason for the ANR in 2007 was not met. The ANR plan when making reference to the Deed where it indicates the “building to be removed” could have a title problem.
MOTION: J.Natle to endorse the ANR for Martha Lofland, 303 Ware Road, Map 245, Lot 42, submitted by R.L. Cook Surveyors Land Surveyors, dated June 21, 2020, to reconfigure Map 245 Lot 42, by creating a new lot, for identification purposes shown as Lot A and Lot 42 REV. (Assessors will assign lot number later), accompanied by a Form A submitted on June 22, 2020. The Board reviewed the submitted stamped plan.

MOTION: J.Natle to endorse the ANR for Martha Lofland, 303 Ware Road, Map 245, Lot 42, submitted by R.L. Cook Surveyors Land Surveyors, dated June 21, 2020, to reconfigure Map 245 Lot 42, by creating a new lot, for identification purposes shown as Lot A and Lot 42 REV. SECOND: A. Knittel No Discussion Roll Call Vote: J.Natle, yes; M.Hofler, yes; D.Beaudette, yes; J.Rosienski, yes; A.Knittel, yes; ROLL CALL VOTE: 5-0-0

Reorganization of Board -

M.Hofler Moved to nominate Jim Natle as Chairman. J.Natle accepted. Seconded. Roll Call Vote: J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosienski, yes; A.Knittel, yes; ROLL CALL VOTE: 5-0-0

J.Natle Moved to nominate M.Hofler as Vice Chair. M.Hofler accepted. Seconded. Roll Call Vote: J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosienski, yes; A.Knittel, yes; ROLL CALL VOTE: 5-0-0

J.Natle Moved to nominate J.Rosienski as Clerk. J.Rosienski accepted. Seconded. Roll Call Vote: J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosienski, yes; A.Knittel, yes; ROLL CALL VOTE: 5-0-0

M.Hofler Moved to nominate A.Knittel as PVPC Commissioner. A.Knittel accepted. Seconded. Roll Call Vote: J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosienski, yes; A.Knittel, yes; ROLL CALL VOTE: 5-0-0

J.Natle Moved to nominate A.Knittel as Single Signature. A.Knittel accepted. Seconded. Roll Call Vote: J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosienski, yes; A.Knittel, yes; ROLL CALL VOTE: 5-0-0

J.Natle Moved to reappoint M.Hofler to the Community Preservation Community Representative of the Planning Board. SECOND: A.Knittel. Roll Call Vote: J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosienski, yes; A.Knittel, yes; ROLL CALL VOTE: 5-0-0

MOTION: J.Natle, Chair – for the Minutes on this evenings’ agenda, I appoint Alice Knittel to sign that document for Planning Board Approval, as the Single Signatory authority. SECOND: A.Knittel Roll Call Vote: J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosienski, yes; A.Knittel, yes; ROLL CALL VOTE: 5-0-0

Minutes of June 23, 2020. MOTION: J.Natle to accept the minutes of June 23, 2020 as written. Second: A.Knittel No Discussion Roll Call Vote: J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosienski, yes; A.Knittel, yes; ROLL CALL VOTE: 5-0-0

There are no Bills to endorse.

Town Planner Report:
- The Pride site is now complete. I sent the Bldg. Inspector a memo to that affect.
- Christ Comm. Church have submitted revisions, which we requested so they have now met the conditions. M.Hofler noted he did not see the overflow parking lot condition being met as the lights were not shown. It was not shown on the drawings. D.Albertson will remind them of that.
- The Lake Wallace Sensory Trail – we are close to complete funding. A few smaller grants are being looked into. That should start to move forward. Thank you to the Community Preservation Committee for their support and all who attended Town Meeting for their support as well.
- Trillium Way – he will need to meet with ConCom for completion. That is the one thing left. I will be in touch with him as to his moving forward.
- Carriage Grove - now that the two streets are in the next phase is being looked into and laying a side street off the rotary to create some lots with road frontage.
- The Belchertown Cultural Alliance is moving along with plans to renovate 6 Berkshire Avenue.
- Economic Development Plan is underway with PVPC. The product is to be an economic development plan that can both stand alone and be adopted into the Community Plan for its update.
- Accessibility Study (the community health inclusion index) is complete. We will get the final report shortly. It is a little different than intended as we were not able to meet due to COVID-19, but we will use this info in the next stage for our Mass in Motion work.
- Work on the Age-friendly designation is also coming up. PVPC received a 195,000 grant through the Tufts Foundation. This is an AARP program.
- Housing choice certification - we have received our certification as a housing choice community. This provides more grant opportunities.
- I have heard nothing from our applicant on the marijuana project but several other people have shown interest. I have given them the information.

Member’s reports:
- D.Beaudette – the Pride project, which is now complete, I note that not only have they fixed the detention basin but they also put a fence up. Thank you to Mr. Bolduc for doing this.
- D.Beaudette – The boat launch at the end of Cold Spring Road has seen an increase of up to 40-50 cars down there. It is very crowded. I can go as a Planning Board member to go to DCR office and ask if they have any thoughts or plans regarding the parking happening there. J.Natle, yes please go ahead and check in with them but also we should ask the BoS to be involved too. J.Turner, please report back to me and I will get on the BoS agenda.
- J.Natle - can we do meetings now at town hall? D.Albertson will check into that. How we can facilitate upcoming public hearings was discussed along with social distancing.

MOTION: J.Natle to adjourn at 8:46 pm. SECOND: A.Knittel  Roll Call Vote: J.Natle, yes; D.Beaudette, yes; M.Hofler, yes; J.Rosienski, yes; A.Knittel, yes.  ROLL CALL VOTE: 5-0-0

Meeting adjourned at 8:46 pm

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James Natle

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Daniel Beaudette

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Michael Hofler

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Justin Rosienski