

**Town of Hatfield
Planning Board Minutes
February 07, 2024**

Members Present: Alternate Chair Jimmy Tarr, David Bell, John Jeffress, Doug Finn, Assistant Town Planner Janelle Franklin

Attendees: Stephen Chmura, Catherine Chmura, Patty Cronin, Leah Gay, George Gay, Tom Reidey, Chris Omasta, Greg Omasta, John Plape, Janice Longstreeth, Diane Brzozowski, Beth Giannini, Greg Gagnon, Jeff McCullaugh, John Pease, Patty Gambarini, Kyle Finnell, Becky Basch

Chair opens meeting at 6:00 PM

Public Forum

Chair reads through Public Hearing Procedures and opens public forum.

No public comment.

Public Hearing

Assistant Planner Janelle Franklin describes details of Open Space Development edits. These edits are to promote affordable housing by introducing more housing options. Resident Jeff McCullaugh asks why frontage requirements have been reduced and for more information. Board responds that a reduction in frontage requirements will allow more housing options and affordability. Additional resources will be made available for residents to learn more. Resident Leah Gay inquires why smaller lots would reduce the price of housing. Assistant Planner Janelle Franklin answers that more housing will lower the costs by increasing supply.

Formal Discussion

1. Assistant Planner Janelle Franklin describes updates to the Hatfield Design Guidelines. The purpose of updates is to make non-use of impervious surfaces favorable and to implement the use of sidewalks and trails.

Informal Discussion

2. Jeff Squire presents to the Board a project for Omasta Landscaping located at 137 N. Hatfield Rd. The light industrial lot will conform to the drafted design guidelines from the Planning Board in good faith. Special Permit Application to be discussed at next Planning Board meeting on 03.06.24.

Board Discussion

3. Board Member Doug Finn advocates for accessory dwelling units ADUs so long as they meet criteria set by the board such as accessibility and design standards. Member David Bell acknowledges there may be some pushback from the community. Janelle Franklin advises board that a 50% vote at Town meeting would authorize the use of ADUs.
5. Assistant Planner Janelle Franklin informs the board that there is a potential applicant wanting to build an apartment complex in Hatfield. The project is too close to Town Meeting to utilize 40R.

Approval of Minutes

As the Board awaits the arrival of the Pioneer Valley Planning Commission, they review the previous meeting's minutes. Doug Finn makes a motion to approve the minutes from 01.03.24, David Bell seconds. Motion passes.

4. The Pioneer Valley Planning Commission, represented by Patty Gambini, Becky Basch, and Kyle Finnell, explains their role working for Hatfield. The team can devote 125 hours to assisting the Town and the Comprehensive Plan. This is broken into 5 main sections: Housing Regulations Recommendations, Healthy Aging, Stormwater Management, Flooding, and Farmland Protection. Representative Patty Gambini will coordinate with Chair Stephanie Slysz and the Planning Board to decide on how to use those hours.

David Bell makes a motion to adjourn. Doug Finn seconds. Motion passes.
Meeting is adjourned at 8:17 PM

Next Scheduled meeting to be held on March 06, 2024, at 6:00 PM

Submitted by,

Ashton Weagle
Administrative Assistant