

**Town of Hatfield
Planning Board Minutes
Remote Via Microsoft Teams
January 6, 2021**

Members Present: Chair Stephanie Slys, Alt Chair Bob Wagner, Paul Dostal, Jimmy Tarr, Michael Paszek

Admin: Gerard Bueno

Attendees: Bernie Smiarowski, Chris Chamberlain, Jared Glanz-Berger, Andrew Bass, Tom Woodside, Sean Hainsworth, Linda Thayer, Walter Thayer, Richard Thayer, David Slys

Chair opens meeting at 6:04pm

Chair opens public forum.

No remarks from the public.

Chair opens topic of approval of minutes since the first public hearing is set for 6:15 pm.

Small discussion of misspelling of names. Bob Wagner motions to approve minutes with spelling errors corrected. Mike Paszek seconds. Motion passes.

Board discussion/updates.

Paul Dostal inquires about an update on Full Tilt. Mike Paszek states the Lisa Berkman of the ZBA feels that the Planning Board can solve the problem through a special permit rather than a variance. Zoning variance stays with the property. A special permit would be just for that business and could have a condition of time limits. Board agrees this might be the best path.

Bob Wagner asks about a public hearing for the zone change 137 N. Hatfield Rd. Small discussion on a potential hearing for February.

Board discusses micro slaughterhouse information. Bob Wagner states that he has no new updates or information on that end.

Notice of Intent, SPA River Valley Growers Inc.

Chair reads the hearing notice and opens public hearing at 6:15

Chair explains format of hearing.

Chair allows applicant to present their project.

Bernie Smiarowski explains that he is looking for an amended proposal. River Valley Inc growers are looking to receive a special permit for 100,000 SF of greenhouse grow and an additional 20,000 SF of outdoor grow. The State defines outdoor grow as cultivation without the use of horticultural lighting. But the town's bylaws define outdoor grow as physically outside of a greenhouse. The timetable phasing in the greenhouses would take some time. Chris Chamberlain explains that adding outdoor grow to their special permit would allow them to plant this year, while the construction of greenhouses is taking place. Chris Chamberlain reiterates that their current special permit with the town is defined by the State as outdoor grow, since they do not plan on using horticultural lighting. For zoning purposes, they are seeking an amendment to their special permit to allow physical outdoor grow, which is defined by the town's zoning bylaws. Chris Chamberlain pulls up site plan so board and public can view. Chris Chamberlain presents highlights of the site plan that was approved for a special permit back in August. Chris Chamberlain states that the changes will be very minimal. No dramatic changes from the original site plan. And sq footage of the greenhouses. in the new proposed site plan remains the same. The site access will still be from Pilvinis Rd in Whatley MA. Via gravel driveway. Parking lot is relocated in the new site plan.

Chair opens discussion to any public supporters of the proposal.

No public comments

Chair opens discussion to any public opposition of the proposal.

No public comments

Chair opens discussion among the board.

Bob Wagner asks for clarification on greenhouse SF, whether they are asking to increase or decrease the amount of Greenhouse space. Chris Chamberlain explains that the SF will not increase. They are proposing the same size greenhouses that were approved. Overall footprint of the project remains the same. Including the 100 FT setbacks. If they are approved for outdoor grow, they would utilize the proposed greenhouse spaces for outdoor grow while they develop and construct the structures of the greenhouses. He reiterates that River Valley Growers do not intend to build more greenhouse structures then they are approved for, in terms of SF space. Paul Dostal asks about the water for the site. Chris Chamberlain states per approval that was granted they will use well water. Small discussion on perimeter fencing. 8 FT chain link fence will be around entire property is proposed.

Chair brings up conditions from similar special permitted projects in Whatley. Whatley Planning Board places in conditions, due to the historical sites in the region, whereas construction would cease, and the applicants would have to report findings to their towns Historical Commission. Small discussion on these conditions and discussion on soil grading. Small discussion on their Host Agreement with the town. Bernie Smiarowski states that the community outreach is completed and that there were no participants.

Chair closes public hearing.

Board deliberates. No opposition from the board on the site plan proposal.

Bob Wagner motions to grant a special permit, with the condition that operations must cease if historical artifacts are found and they must turn over their findings to Hatfield's Historical Commission. Mike Paszek seconds. Motion passes. Board grants special permit with conditions to River Valley Growers Inc.

Notice of Intent, SPA Walter Robert Thayer Jr. 84 King St.

Chair opens public hearing,

Linda Thayer speaks on behalf of the business. They do not intend to expand the business, which is at 84 King Street. They own the property next door, and they are looking for a special permit to create an area of graded processed gravel. They plan to utilize this area to store existing vehicles be able to move vehicles through the property. They also want space for material storage. Their plan is to reduce dust and to improve drainage on the property. It was not well kept under the previous owner. Linda Thayer states that there was a lot of junk and materials in the dirt. Small discussion on site plan.

Linda Thayer explains that they were sorting the junk out, but they had a stop work order. They did not know they had to get a special permit for this activity. Linda Thayer apologizes for that. Small discussion on the SF of the property and proposal project. Bob questions if a stormwater management plan is required. Small discussion on the zoning area on the site plan.

The project site area is less than acre, so this is not required. Great Pond is about 100 FT. Under the Wetland Protection Act, there must be a 100 FT buffer. On the overlay map, Chair points out that it appears to be slightly on the property.

Chair opens discussion from any supporters.

No public comments

Chair opens discussion from opponents. Chair asks to direct questions and comments to the chair.

Andrew Bass speaks on behalf of his clients, Tom Woodside of 59 King Street and Sean Hainsworth of 63 King Street. He verifies that the board received his letter and photos addressing his client's objection to the project.

He pulls up the GIS overlay map. He agrees with the Chair that Great Pond is on the property. Shows photos that the Board received. He points out heavy equipment, i.e. a dirt processor, is found on site. A

lot of aggregate and materials. That clients do not want more of this in their neighborhood. They are opposing to this project. Already have concerns oversights, sounds, vibration, dust, exhaust, and truck traffic. They are against the applicant's expansion of their business onto 84 king street. Sean Hainsworth confirms his objection to the project proposed. Tom Woodside states that when he purchased his property a few years ago, the realtor did not sell him on an industrial neighborhood. This is becoming a place that is more industrial than it is residential.

Chair opens discussion among the Board.

Paul Dostal acknowledges that Linda Thayer would like to respond. Chair allows her response. Photos are misleading of what is going on. They feel like they have improved the land and property. Sorting the trash. Materials such as glass, metal wiring. They have improved the drainage. They understand the work stoppage order. Again, apologizes they did not go through the proper protocol, but at this time, they want to make sure they make the right steps for whatever the board and town wants from them. Linda Thayer explains the Thayer's business for over 50 years and their intention for the property next door and the affects it would have on the neighborhood. She states she does not understand the objections. Small discussion of the stop work order.

Sean Hainsworth remarks towards the applicants that they are expanding their footprint of their business by 60,000 SF. The neighbors feel that they are utilizing their property as a light industrial operation in a business zone.

Mike Paszek asks for a confirmation on the table of use. Bob Wagner verifies that the application is for 5.27, construction, industry, and suppliers, including open storage of materials and equipment. Bob Wagner explains to that the lot is 60,000 SF the project proposed is only about 21,000 SF.

Further discussion on the objections to the project, screening and wetlands concerns.

Bob Wagner States that due to the wetlands concern, they would have to present to the Conservation Commission. Applicants agree to go before the Conservation Commission and do whatever it takes to move forward with the project. They plan to address every concern including natural screening in front of the property. Andrew Bass brings up another concern over traffic and truck exhaust. Bob Wagner asks about the truck traffic. Walter Thayer explains no more vehicle trips would be needed. Traffic pattern and number of trucks will not change. Small discussion on the traffic.

Linda Thayer requests to have a copy of the letter Andrew Bass sent to the Planning Board. Board agrees to get her a copy.

Bob Wagner makes a motion to continue the hearing, so that the applicants can work on addressing the concerns Andrew Bass and his clients have and have time to speak with the Conservation Commission. Mike Paszek seconds. Motion passes. Hearing is continued for next Planning Board meeting.

Board discussion on Budget deadline.

Jimmy Tarr makes a motion to adjourn. Mike Paszek seconds motion. Motion passes.

Meeting adjourned at 8:05pm

Submitted By

Gerard Bueno
Admin Assistant