

**Town of Hatfield
Planning Board Minutes
Remote Via Microsoft Teams
February 3, 2021**

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

Admin: Gerard Bueno

Attendees: Linda Thayer, Philip Andrikidis, Matt Ciaschini, Zach Ciaschini, Eric van Geel, John Zgrodnik

Chair opens meeting at 6:01pm

Chair opens public forum:

No remarks from the public.

Public Hearing

Chair opens continued hearing. Linda Thayer gives an update on where they are with the site plan review. They have a new civil engineer that is working on the project with them. In the previous meeting the board recommended they go before the Conservation Commission, which they have done. Con Com recommended that they submit an RDA for their project. The main concern for them is making sure that the new drain is more than 100 feet away from the marsh area. Linda Thayer asks the board to continue their SPA hearing until March, after they get approval and/or conditions from Con Com. Bob Wagner makes a motion to continue the hearing at the March 3 meeting. Mike Paszek Seconds. Motion passes. Public hearing of Notice of Intent SPA for Walter Robert Thayer Jr. is continued for the March 3rd, 2021 Planning Board meeting.

Informal Discussion with Philip Andrikidis

Mr. Andrikidis is trying to find out if he needs to submit A special permit application for a potential building at 228 Straits Rd. The building would be a 50x80 FT structure that would sit directly behind a 50x100 FT structure that he received a special permit for back in 2016. Bob Wagner states that during the hearing for the special permit in 2016, there were concerns of neighbors with screening and traffic. Screening and parking were conditions the board placed with approving a special permit. Bob Wagner asks Mr. Andrikidis to update the board on these conditions. Mr. Andrikidis states that he has addressed all concerns with his neighbors before he started the original project. He states that there is a large fence that is being constructed by L and L fencing and that he has paved an area of employee parking. Small discussion on lot coverage and possible wetlands impact. Mr. Andrikidis states he has been in discussion with various people that say the wetlands are far away from the potential structure. He will consult with a surveyor to make sure this is the case. Board asks if he is increasing employee numbers. He states there is no plan to expanding his business or employee numbers. He wants to use this structure as a storage space for his equipment. Paul Dostal asks what the original building use is for. It is used for mostly company vehicles. Small discussion on his roofing business and his materials. Board confirms that since this is a brand-new structure, Mr. Andrikidis must submit a special permit application. Small discussion on the time frame.

Before board discussion and updates, Chair recognizes that Full Tilt is present at the meeting. Chair states that they are not on the agenda, but the board did receive Full Tilt's Special Permit application today. Full Tilt wanted to be present at this meeting in case the board has any questions about the application that could be addressed tonight. Small discussion on the application. Bob Wagner asks if they have been

spoken with Conservation Commission to discuss any potential impact of the buffer zone. Matt Ciaschini verifies that they went before Conservation Commission and explained their proposed plans. He states that they plan to operate their business inside the existing building and that property owners have already met with Con Com with their site plan. Con Com believes their proposed business is far enough away from the buffer zone. It is greater than 100 FT. Paul Dostal recommends that Full Tilt get in writing from Con Com that they have met with them and believe their business does not impact the buffer zone. Chair references environmental impact conditions that were put in place back when Penske had their special permit back in 1996. Board encourages that Full Tilt acquire documentation from Con Com addressing these conditions. Full Tilt confirms that they will be prepared with all the needed information for the hearing on March 3rd. Small discussion on hearing notice timeline.

John Zgrodnik of 36 Elm Street is present at the meeting via telephone.

He informs the Board that he would like to covert a building on his property into two apartment units. He asks if this is possible and if so, what are the steps of this process. Jimmy Tarr asks what is in that building currently. Mr. Zgrodnik explains that it is currently a garage. Board discovers that this parcel is zoned business. Small discussion on the table of use. Bob Wagner believes this would fall under 1.12, two-family detached dwelling. The board agrees. Chair explains to Mr. Zgrodnik that he would have to submit a special permit application. Chair and board take Mr. Zgrodnik through the filing process of the application.

Board Discussion and Updates

Chair opens board discussion. Bob Wagner suggests sometime after Annual Town Meeting, the Board looks at updating zoning and masterplan. The towns current masterplan is over 20 years old. Board agrees that they should revisit zoning. Mike Paszek strongly suggests that this is led by a citizen volunteer group. He states that PVPC can help with technical assistance, but it should be primarily a citizen group. Board agrees. Bob Wagner reiterates that the residents need to give their input. Small discussion on the current masterplan and spot zoning. Bob Wagner brings up the re-zoning of N. Hatfield Road. Chair explains that the Board of Selectmen must review the proposal and then direct it to the Planning Board. Chair states that she is working on a placeholder for the Town Meeting warrant. Small discussion on this time frame. Board discusses neighbor concerns on N. Hatfield Road regarding truck traffic. Paul Dostal wonders whether the heavy truck traffic is more C & S or The Food Bank. Small discussion on the traffic pattern on West Street.

Chair confirms that she will work on getting a placeholder for annual town meeting and will be in contact with BoS for the re-zoning of N. Hatfield Rd.

Approval of 1.6.21 meeting minutes

Bob Wagner motions to approve minutes. Paul Dostal seconds. Motion passes

Jimmy Tarr motions to adjourn meeting. Mike Paszek seconds. Meeting adjourned at 7:00 pm

Submitted by,

Gerard Bueno
Admin Assistant