

**Town of Hatfield
Planning Board Minutes
Memorial Town Hall
September 1, 2021**

Members Present: Chair Stephanie Slys, Bob Wagner, Paul Dostal, Jimmy Tarr, Michael Paszek
Admin: Gerard Bueno

Attendees: Paul Labbee, George Bucala, Walter Thayer, Richard Thayer, Linda Thayer, Jeff Dawson, Shawn Hainsworth, Tom Woodside, John Blowers, Andrew Bohne, Doug Lee, Jeff Squire, Nicholas Ryder, Russ Burke

Chair opens meeting at 6:01 PM
Public Forum

George Bucala is present for public forum. He is representing the property at 99 Prospect St, which is a subdivision. They are looking to change the subdivision line. Board believes he should submit an Application for Approval not Required for this change. Chair Slys verifies that this is an ANR.

Continued hearing, Thayer project

Chair Slys opens public hearing for the Thayer project. Linda Thayer and Richard Thayer are present and speaking on behalf of their father, the applicant. Chair Slys asks the Thayer's to review their proposal and application. Linda Thayer states that they would like to use their newly acquired property at 0 Kings Street as an area to park trucks, equipment, and work materials for their excavation business. There is an existing building on that property, and they plan to maintain and use that structure. They do not plan to expand their business or activity. The business currently has two employees and they have less than 4 vehicles. They would like to expand their property, with their existing business and activity. The Thayer's would also like to use 0 King Street property as an entrance and exit for their trucks. Hours of operations would remain the same. Monday-Friday, 7 am -4 pm. A small portion of the property is along wetlands. Their plans of a Berm were approved by the Conservation Commission. This will prevent storm water runoff and help with the water filtration.

Chair opens the hearing to any supporters of the project

Paul Labbee of 56 Bridge Street speak in favor of the project. He would like to see this Special Permit granted to the applicant, Walter Thayer, and his business. He has personal and business experience with the applicant and is in favor of the expansion of the property onto 0 King Street for the purpose of the business. No other remarks from the public.

Chair opens the hearing to any opponents of the project.

Tom Woodside, 63 King Street and Shawn Hainsworth, 59 King Street state that they are not opponents, but they have questions and concerns regarding the project. They want to be sure that the Special Permit would not involve processing. The Thayer's verify that there is no plans for processing. The application is for storage of construction equipment and vehicles. Small discussion on screenings and trees. Tom Woodside and Shawn Hainsworth would like the Board to consider making a condition of tree screening for this property. They would also want to see that the Special Permit be granted to the business owner and not the property itself. Continued discussion of tree screenings. No other remarks from the public.

Bob Wagner makes a motion to close the public hearing. Paul Dostal seconds. Motion passes. The public hearing is closed.

Chair opens Board deliberation.

Bob Wagner believes, because the great reputation Walter Thayer and his business has in Hatfield, the Special Permit that they would vote to grant would not need any restrictions. However, if this Special

Permit went with the property and not specifically Walter Thayer, then that would open up future businesses and business owners taking over the property without the same trust and reputation Walter Thayer has with the Town. Bob Wagner uses the trash hauling company on West Street an example. Discussion on future businesses at this property site.

Jimmy Tarr Makes a motion to approve the Special Permit with no conditions. Mike Pazeck seconds. Board discussion. Chair Slysyz believes there should be conditions added to the Special Permit. Board discussion on granting the Special Permit to the family business. The motion on the table does not pass. Jimmy Tarr, Mike Paszek and Paul Dostal voted for the motion, Chair Slysyz and Bob Wagner vote against the motion. Motion on the table does not pass.

Bob Wagner makes a motion to approve the Special Permit with the Condition that it is granted to Applicant Walter Thayer and the family business. Jimmy Tarr seconds. Motion Passes.

Small discussion on tree screening on this property and the tree belt.

SPA Hearing 117 West Street

Chair Slysyz reads the posted public hearing notice. Andrew Bohne of Place Alliance and John Blowers of Scapes Builders LLC are present. Applicant, John Blowers is seeking a Special Permit to construct an office building and commercial workshop at 117 West Street for his excavation and construction business. Andrew Bohne verifies that the Town's Conservation Commission have reviewed and approved the stormwater management. Description of the site plan is given. Andrew Bohne points out that their proposal includes a septic system in case the Towns sewer expansion is not complete by the time they begin construction. John Blowers describes the plans for office rental space. Bob Wagner recommends that they look at their table of use when they are considering tenants for their offices. John Blowers agrees and explains that they plan to rent out the offices to low impact businesses that will attract very minimal traffic. They are not requesting any waivers. Small discussion on vegetative and natural screening. The proposed building will be setback from West Street and evergreen screening have been proposed. There will be a raised berm for stormwater management that will have native evergreens as screening. John Blowers verifies that the workshop space would be primarily for storage of their tools and equipment. And their office space is primarily management that would cause very minimal daily traffic.

Chair opens hearing to any supporters of the project. No remarks from the public.

Chair Opens hearing to any opponents of the project. No remarks from the public.

Bob Wagner makes a motion of the close the public hearing. Jimmy Tarr seconds. Motion passes. The public hearing is closed.

Chair opens Board deliberation.

The Board appreciates the details of their proposal and application. Small discussion on the process of this proposal. Chair Slysyz points out that they have been familiar with this proposal for over a year and the applicant has done a good job answering all questions and concerns that they have had. The Board believes that they have done a thorough job with the application.

Bob Wagner makes a motion to approve the Special Permit for the proposal that was submitted. Mike Pazeck seconds. Motion Passes.

SPA Hearing, 164 West Street

Chair Slysyz reads the posted public hearing notice. Applicant Doug Lee and Jeff Squire from Berkshire Design are present for the hearing. Doug Lee has a contract to purchase 164 West Street self-storage business from Gleason. He would like to expand the self-storage business and seeks a finding of preexisting non-conforming use of vehicle storage. This site has a history of self-storage and vehicle storage. Jeff Squire presents the plan of expansion. The site is roughly 7 acres with a 5,000 SF self-storage facility with 7 additional free standing self-storage units. The proposed plan calls for an additional 36 modular units in a designated area on site. These units will remain in the designated area. Doug Lee would

also like to continue the vehicle use at this site. Bob Wagner asks about the type of vehicles being stored currently. They are mostly cars and RVs. The site has a history of vehicle storage. Doug Lee and Jeff Squire go through the previous Special Permits attached to this property. Small discussion on the modular units. Paul Dostal asks about signage. Doug Lee does not plan on changing the current sign. Small discussion on gravel parking area. The parking area is beyond the 100 FT buffer of the wetland. Continued discussion on vehicle storage on the site.

Chair opens the hearing to any supporters of the proposal.

Nicholas Ryder of 148 West Street is present and voices his support of this proposed plan. No other public remarks.

Chair opens the hearing to any opponents of the proposal. No public remarks.

Paul Dostal makes a motion to close the public hearing. Mike Paszek seconds. The public hearing is closed.

Chair opens Board deliberation.

Small discussion on vehicle storage on site. There is a designated area on the site plan for vehicle storage. Board appreciates the detail of the application and site plan.

Bob Wagner makes a motion to grant a Special Permit based on what has been proposed on the site plan and application and grants a continuation of the preexisting non-conforming use to include parking on the site within the area designated on the site plan. Paul Dostal seconds. Motion passes.

Solar Array 121 West Street discussion

Russ Burke of The BSC group is present. His client, Avolta Energy is interested in property at 121 West Street as a potential solar array site. The property is roughly 30 acres. Front portion is 9 acres with 21 acres in the back. The concept site plan is a work in progress, according to Russ Burke. They are proposing battery storage in their plans. This would include three small structures in the back section of the property, behind the proposed solar panels. These structures would be 10FT/15FT, and no taller than 8FT. There is a vernal pool on the property, but no proposed work would be done within the 100 FT buffer zone. Russ Burke would like to know any feedback from the Board prior to their client submits an application. Paul Dostal asks about the soil make up of the property. Bob Wagner believes the soil make up in Walpole sandy loam. Small discussion on the soil in the back upper level of the property. Board has concerns over rocky soil makeup. Jimmy Tarr asks about clear cutting and the proposal acreage of clear cutting. Russ Burke verifies that the plan would need roughly 12 acres of clear cutting. Discussion on the forestry clear cutting. Paul Dostal questions stormwater management and erosion control regarding the vernal pool. If trees in the area are cut down. Further discussion on soil composition. Chair Slys also points out that this area is also a popular hunting corridor and a lot of wildlife activity along the backside of the property. Russ Burke states his client would be open to do soil composition testing. Russ Burke thanks the Board for their feedback.

Board discussion

Board has further discussion on solar arrays in the town. Bob Wagner speaks on the dilemma between allowing solar arrays on farmland with disturbance to farmland and allowing solar arrays in wooded areas which leads to forest clear cutting.

Minutes approval.

Bob Wagner makes a motion to approve minute from the 8.4.21 meeting minutes with corrections. Paul Dostal seconds. Motion Passes.

Bob Wagner makes a motion to close the meeting. Mike Paszek seconds. Motion passes.

Meeting adjourned at 8:39pm.