

**Town of Hatfield
Planning Board Minutes
Memorial Town Hall
November 3, 2021**

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

Attendees: George Bucala, James Motyka, Lorrie Motyka, Greg Omasta, Tom Reidy, Kim Baker

Chair opens meeting at 6:02 PM

Public Forum

No public comments

Paul Dostal requests a moment of silence for the passing of Bob Bartlett. Paul Dostal wants to recognize the big loss for the community.

Moment of silence for Bob Bartlett is observed.

ANR, 99 & 97 Prospect St.

George Bucala is present. He is representing the Paul Duga Estate at 99 & 97 Prospect St. Currently the frontage of 99 Prospect St is 100FT and the frontage of 97 is 236FT. He would like to take 30FT from 97 Prospect St and add that to 99. This is a continued discussion from last meeting. After the Board consulted with Town Counsel, he recommended that the 30 FT frontage piece be labeled "non-buildable" on the Mylar. George Bucala has the new Mylar the has the recommendation of Town Counsel. Bob Wagner makes a motion to approve the amended plans at 97 & 99 Prospect St as presented by George Bucala on behalf of the Paul Duga Estate. Paul Dostal seconds. Motion passes.

ANR, 137 N. Hatfield Rd.

James and Lorrie Motyka are present for the discussion. They would like to subdivide their property at 137 N. Hatfield Rd into 4 buildable lots. The entire lot at 893 total frontages. There is enough frontage to split the property into 4 lots. Bob Wagner confirms that each of the proposed lots meet the requirements, both frontage and area requirements, for a Rural Residential zone. Small discussion on the requirements and specifications. Paul Dostal asks if these lots will be for sale. The Motyka's verified that they will be for sale. Bob Wagner makes a motion to approve the plans for the 4 lots on the property on 137 N. Hatfield Rd, owned by James and Lorrie Motyka. Jimmy Tarr seconds. Motion passes.

Discussion with Greg Omasta

Greg Omasta and Tom Reidy, the Attorney for Greg Omasta are present for the meeting. The Planning Board had invited Greg Omasta to the meeting because he has shown interests in revisiting a zone change for 137. N. Hatfield Rd. The proposed zone change went before the Annual Town meeting this past May and was voted down. Greg Omasta would like to see that zone change proposal go before the Annual Town meeting for this upcoming May. Tom Reidy explains that they are interested in purchasing the proposed Lot # 4, 3, and 2 on the ANR plan that just got approved by the Board. Greg Omasta would like to see those lots changed from Rural Residential to Light Industrial. His property, which is zoned Light Industrial, abuts Lots 4, 3 and 2. Chair Slys points out that under Section 8.10 of the Zoning Bylaws a "resubmission of an amendment or change acted on unfavorably, is two years and that a petition would be submitted to the Planning Board." This means there is a two-year waiting period to resubmit an amendment that was voted down. Small discussion on the Vote in this past Annual Meeting in May. The

Planning Board did not endorse the amendment change at Town Meeting. They took a “neutral stance” Small discussion on the lack of endorsement from the Board. Board considers this “spot zoning”. Chair Slyszy states that she is not in favor of “Spot Zoning”. Small discussion on a future Master Plan and revisions of the Town’s table of uses. Tom Reidy asks if Section 8.10 is even triggered in this case since the proposed zone change is only for 3/4 of the entire parcel at 137 N. Hatfield Rd. He wonders if this would be a completely different amendment because it is not the entire parcel. Small discussion of Section 8.10. Chair Slyszy believes that the Board might need to consult with Town Attorney Mullen for this question. Further discussion on the intentions for lot # 4,3 and 2. Small discussion on Greg Omasta’s landscaping business and trucking business. Board agrees that they need to consult with Town Counsel to get clarification on this proposed amendment change. Tom Reidy and Greg Omasta understand and will wait for the recommendation from Attorney Tom Mullen.

Board Discussion

Continued discussion on a potential Master Plan committee and communications with PVPC. Chair Slyszy has continued to ask PVPC about grant funding. No update provided by PVPC. Small discussion on a part time planning professional for the town. Chair Slyszy states that she will submit that budget proposal for funding a part time planner. Further discussion on the Open Space development Bylaws.

Approvals of minutes from 10.6.21 meeting.

Paul Dostal makes a motion to approve the minutes. Jimmy Tarr seconds. Motion passes.

Chair Slyszy verifies that the next Planning Board meeting will be Wednesday December 1.

Chair Slyszy also verifies that she will be in contact with Attorney Mullen to get clarification on zone change proposal for 137 N. Hatfield Rd.

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

Meeting adjourned at 7:05pm.