

**Planning Board Minutes
Memorial Town Hall
September 7, 2022**

Members Present: Chair Stephanie Slys, Jimmy Tarr, Bob Wagner, David Bell

Attendees: Paul Dostal, Kim Baker, Eric Van Geel(remote), Jeff Squire, Jan Longstreeth, Sheka Patel, Kenny Patel, Erica Gees, Frank Stiebel, Ellie Stiebel

Chair opens meeting at 6:06 PM

Chair Slys and the Board brings attention to Bob Wagner's last meeting. Chair Slys is grateful for Bob Wagner's service to the Planning Board and all the many commitments he has held for the Town of Hatfield throughout the years.

Public Forum

Chair opens public forum.

Former Planning Board member, Paul Dostal would like to thank Bob Wagner for all the time and dedication he has given to the Town. He points out that Bob Wagner is not only a long-standing member of the Planning Board but is also on the Agricultural Committee, was part of the Master Plan Committee and spear headed the Community Preservation Fund. Paul Dostal reiterates how much of a loss this will be to the community.

Eric Van Geel is present via remote. He requests that the Board clarifies the exact meaning of Bylaw, 7B.5M.

"No odor may be noxious or cause a nuisance or impair public comfort and convenience. Marijuana establishments shall incorporate odor control technology and provision."

The Board explains that they cannot discuss this in detail since it was not posted as an agenda topic. Chair Slys states that they can reach out to the Town Attorney for this interpretation of the Bylaw. This will be added to next month's agenda for a detailed discussion and the response from the Town Attorney.

Informal discussion

Discussion on potential hotel on West St.

Kenny Patel and his engineer from Berkshire Design Group, Jeff Squire, are present for the meeting. They want to have a preliminary meeting with the Board before submitting a SPA application for a hotel at 16 West Street. Mr. Patel owns a handful of small boutique hotels in the area and would like to open one on the Hatfield/Northampton line. He believes 16 West Street is a good location for a small hotel. Jeff Squire presents a potential proposal. The location has an existing structure with parking on three sides of the building. They would essentially keep the site as is. They would be proposing a 3-story hotel with roughly 35 rooms. The existing parking lot has about 46 spaces. Jeff Squire explains that they have worked on a stormwater management plan. Chair Slys suggests that Mr. Patel and the engineers look at the Town's Transfer Development Rights Bylaw. This would allow concessions, such as more parking spaces, or an additional floor. In return they would pay into a fund for the Hatfield land protection. Jeff Squire is grateful for the suggestion and will consider using this Bylaw. Small discussion on the current site. Mr. Patel and Jeff Squire will be submitting an SPA application in the coming weeks.

Discussion with Stiebel Properties on potential warehouse and dog park

Erica Gees, Ellie Stiebel and Frank Stiebel are present for the meeting. They are here informally to discuss a potential public park at 99 West Street. This property is owned by Stiebel Eltron. Ellie Stiebel explains the vision of their proposal. They would like to create a public space on the property, along with a warehouse for Steibel's business operations. The vision of the public space would be a combination of a dog park and disc golf. She points out, as a registered nurse, the growing health concern over isolation and mental health. She believes a dog park and disc golf could help the community come together in a social setting and break some of the isolation people are experiencing. Erica Gees presents the Board with the early stages of a proposal. The entire property is 73 acres and is mostly zoned rural residential, with the lower portion, off West Street, zoned light industrial. The property extends to Linseed Road. There is an existing structure on the property, an old tobacco barn. The proposal would keep this barn intact and would be presented as a historical structure. The purpose of the property purchase was for Stiebel Elton to build a 72,000 SQ FT warehouse on site for their business. The proposal has the proper setbacks for the warehouse structure and will include a stormwater management plan. Erica Gees has been in discussions with the Historical Commission about using the existing tobacco farm on site as satellite sites for historical artifacts and memorabilia. The proposed area for the dog park would be enclosed with a chain link fence. The disc golf park would be in an open area, and there would be public trails and walking paths throughout the property. Small discussion on dog parks and disc golf areas within the State and Pioneer Valley. Comments by the Board are positive and encouraging. This would be a welcomed site for the Town of Hatfield. David Bell states that he appreciates the efforts of this vision to preserve the natural area surrounding the proposed warehouse. The Board likes the incorporation of a public space with the construction of a warehouse. Small discussion on the timeframe of this project. It will take a few years with the public space and barn to be completed before the warehouse. Erica Gees and Ellie Stiebel will be presenting this proposal to the Select Board at their next meeting.

Board Discussion

Vacant Board seat

Bob Wagner has submitted his formal resignation letter to the Board. Chair Slys reads the letter to the public. More appreciation for Bob Wagner's time and dedication are given.

Chair announces a need for a new member to serve the remainder of Bob Wagner's term. May 2023.

Small discussion on the process for filling the vacant seat. The Select Board and Planning Board are accepting letters of interests.

The hope is that The Select Board and Planning Board will be able to appoint a new member by next meeting.

Small discussion on items for the next meeting.

Approval of meeting minutes.

Bob Wagner makes a motion to approve the meeting minutes of August 3, 2022, with corrections. Jimmy Tar seconds. Motion Passes

Next Scheduled meeting is October 7, 2022

Bob Wagner makes a motion to close the meeting. Jimmy Tarr seconds. Motion passes.

Meeting is adjourned at 7:12 PM