

**Town of Hatfield  
Planning Board Minutes  
Remote Via Microsoft Teams  
October 7, 2020**

Members Present: Chair Stephanie Slys, Alt Chair Bob Wagner, Paul Dostal, James Tarr, Michael Pazek

Admin: Gerard Bueno

Attendees: MacKae Freeland, Jake Vanos

Chair opens meeting at 6:04pm

Board agrees to move SPA discussion on Treeworks business first since MacKae Freeland is present. Chair Slys welcomes MacKae and confirms that the SPA was approved by the planning board in November of 2018.

MacKae gives an update of the business. Treeworks is looking to create wholesale cannabis in the local region and state. They have been fully compliant with State regulations and have done community outreach. Small discussion on the business plan. Bob asks when will an inspection take place. MacKae confirms that an electrical inspection will happen tomorrow. He is aware of the long process but is excited to have the business up and running. The target date to open operations is February 3, 2021. Bob W. Thanks MacKae for the update. He states that he believes Treeworks is done with the planning board. They just need to complete all inspections by November of this year. MacKae says himself and Tim (Kane) will continue to be in contact. And reinforces that the electrical inspection will take place tomorrow.

Chair Slys and the board thank MacKae for the update and wishes him luck.

Chair Slys moves attention to the Berkshire Design/ Omasta proposal for 137 N Hatfield Rd.

Bob explains the circumstances surrounding 137 Parcel. It is currently owned by the Moytekas, and Omasta would like to buy. It is roughly 9.4 acres. 3.8 acres is rural residential and roughly 5.5 acres is roughly light industrial. Bob states that more than half of this parcel is light industrial but is cut off from any road access because of rural residential running along the road. All the other parcels in the immediate area are owned by residents. Only two parcels in this area are light industrial and it is only a fraction of those parcels, 153 and 157. Majority of these parcels are rural residentials with houses. 137 is setback making that parcel uneconomical. Bob is inclined to rezone the entire 137 parcel to light industrial but would personally not want to see it expanded to other parcels as they were requesting in their letter. Small discussion on Omasta's intentions with the rezoning.

Jimmy states that he had suggested to Omasta they drive past their own house for access.

Bob replies that because of the 100 foot setback from rural residential, they are unable to put a building. Chair Slys explains that the question that the board is looking to answer is what we want the rezoning hearing to be on. Board is leaning towards rezoning 137 to light industrial.

Bob points out that there is a certain amount of time required for a zoning by-law change prior to the hearing. There is time built in prior to the actual vote at a town meeting. Bob makes comparison to the marijuana hearings. Small discussion about a potential November town meeting. James believes that the November town meeting is solely on money and not zone changes.

Discussion continues about May town meeting. Board would like to know the deadline for that warrant. Bob recommends that we table this for the May town meeting and work on the deadlines to meet the warrant.

Bob says he spoke with the new neighbor across the street who is a farmer, and they would not mind if the parcel was light industrial. As a farmer it would be better to have a business as a neighbor than more houses. This time over the winter can provides us an opportunity to have additional conversations and invite some of the neighbors into these discussions.

Truck traffic is a complaint with some of the neighbors currently. Bob says CNS still uses this road as entrance and exit and they are not supposed to do and Omasta are parking big trucks now on this property.

Bob motions to table this discussion over the winter and line up the process for May town meeting. Second by Paul. Motion Carries.

Mike P, wants a continued discussion of the truck traffic in this area as well. Small discussion on truck traffic.

Chair Slysyz asks the board if they would like to move on to the next item. Board agrees

#### Informal Discussion with Jake Vanos

Chair Slysyz introduces Jake Vanos and a potential proposal for a slaughterhouse. What does a potential slaughterhouse mean for the town and what are the conversations do the board what to have surrounding this proposal. Chair Slysyz asks Jake Vanos what type business plan he has and why is he interested in Hatfield Beef. Jake Vanos is Inquiring about a potential zoning for meat processing at the current location of Hatfield Beef. He says he does not want to be anything big. He strongly believes this is a need for a micro slaughterhouse in the Valley. Hatfield beef is a potential location this type of business business. He was in discussion with Hatfield Beef earlier to take over the location. The location is what he is looking for, Hatfield, Sunderland, Whatley area. Current owner of Hatfield Beef does not have a successor, so the timing and location is right. Jake Vanos states that he wants to have his ducks in a row to know what could happen, before proceeding and purchase Hatfield Beef location. He had a potential land in Belchertown for a slaughterhouse that fell through. Does not want that to happened again. He says it will be a full-on USDA facility; slaughter, cut and wrap with retail in the front. With the retail in front, that would include other local farms. Vegetables, eggs, dairy. It is all for discussion. But he would like to know if this is something the comply in that area of Hatfield. Chair Slysyz states that Hatfield Beef is currently not a slaughterhouse facility. Paul states, you would like this retail like a supermarket or grocery store. Jake Vanos confirms. Bob brings attention to the fact that currently we do not allow slaughterhouses **outside** of the agricultural zone. He states this pre-dates his time at the Planning Board. This was before small farms or niche farms in the Valley. He believes that this was a concern for larger businesses such as Smithfield or Perdue or some big slaughterhouse showing up in Hatfield. Bob and Chair Slysyz support what he is trying to do with opportunities for local small farms in the valley. The small farms would be able to take advantages of these niche markets. Having a nearby slaughterhouses for these local farms would be beneficial to them. Bob had reached out **Land for Good** and **Community Involved with Sustaining Agriculture (CISA)**. He states we do not want to have a large slaughterhouse business, but we might want to look at smaller sized and if we do what would the definition be and what would be the parameters. Bob says that Hatfield Beef is awfully close to a lot of residents less than 100 feet to one house and 150 feet from a couple other homes. Traffic could **pose** a issue. Land For Good suggested, in reference to a definition and parameters, you can go with overall square footage/limit the square footage or you can limit the volume of head of animals being processed. This would prevent a larger operation such as Smithfield. Building size might not be the best representation for what you are looking to do but volume of the head of animals processed could be part of the definition. Bob states the question to ask is how many animals are you looking to process what would your business plan look like in 5-10 years. The board could use this information as a guideline of definitions going forward. Small discussion on the need for this type of business.

Jake Vanos says his initial business plan is 30 cows, 60 hogs, and 60 lambs and goats. This would be 150 head of animals a week. James ask how many employees he would have. Jake Vanos would like about 4 employees for slaughter, 4 in the cut room and about 1 or 2 for retail.

Mike P I believe after hearing those numbers, neighbors would think that is a huge operation. I understand the need for a micro slaughterhouse in the valley. But just considering if you were a neighbor and heard those numbers it would seem big.

Jake Vanos understand the neighbor's point of view. But compares his proposed numbers to the numbers that Adams does in Athol. Small discussion of the shape and size of the building. Jake Vanos does not want to add or change the size of the building and location. The location of Hatfield Beef might not be the facility for a micro slaughterhouse. Bob suggests a business zone that is setback from houses. Chair Slys and the board find this conversation very appealing and important. James motions to continue this discussion over the winter. Second by Paul. Paul Vanos agrees to stay in contact while getting a more information on a micro slaughterhouse definition.

Bob explains the open seat for the Community Preservation Committee. Bob has asked Chair Slys to be the Planning Board representative to the Community Preservation Committee. Bob motions to nominate Chair Slys as the Planning Board Representative. Second by Mike. Motion carries.

End of formal items on agenda

Chair Slys confirms next meeting will be November 4th

Chair Slys brings up informal discussion on Full Tilt Auto Body on 5/10. Back in July they were interested in the 164 West Street location and wanted to know what they needed to do to move their business to town. The recommendation was for them to have a Site Plan Review Application based on the discussion with Kyle Scott. The board haven't heard from them since then and now it appears they have moved to the location with signs up. These signs have not been approved in a business zone and they have not done a site plan review application. The board suggests that Kyle Scott contact them and explain the situation.

Next informal item is on USA Waste. Neighbor has complained that there were more than 25 trucks on the property. This is more than are permitted. Their request was 34 but board allowed them 25. Small discussion on this situation. Board agrees to monitor the situation.

Bob makes a motion to honor Wilma Davis for her years of service to the Planning Board and good luck in retirement. This motion passes unanimously.

James motions to close meeting. Motion passes  
Meeting is adjourned at 7:16pm

Respectfully submitted

Gerard Bueno

Admin Assistant