

**Town of Hatfield
Planning Board Minutes
Remote Via Microsoft Teams
November 4, 2020**

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

Admin: Gerard Bueno

Attendees: Todd Sikorski, Kyle Scott, Matt Ciaschini, Zach Ciaschini, Eric Van Geel, Dan Fuqua

Chair opens meeting at 6:05pm

Chair opens public forum:
No remarks from the public.

Application of Endorsement 102 Elm St.

Chair Slys introduces Todd Sikorski. Mr. Sikorski is interested in purchasing a piece of property from his neighbor which is behind his house. He states that there is no frontage involved and it has already been surveyed out. Jimmy Tarr asks what Mr. Sikorski plans on doing with the property. Mr. Sikorski has no plans he is just looking to extend his property. The piece of property is 1/3 of an acre. Bob Wagner asks about the owner of the piece of property. Small discussion on the neighbor and property involved. Paul Dostal asks to confirm if this is an Approval not Required. It is accessing a piece of property behind his current piece of property. Bob Wagner motions to approve the Approval not Required on the submitted application. Paul Dostal seconds. Motion passes unanimously.

Informal meeting, Full Tilt Auto Body on 164 West St.

Chair Slys introduces the Full Tilt Auto Body and their interests at 164 West St. It was initially submitted for a Site Plan Review; however, Chair points out that 164 West St is located in a light industrial zone. Light industrial does not allow for the type of auto body business that Full Tilt is expected to do. Owners, Matt and Zach Ciaschini are in the meeting along with building inspector Kyle Scott. Matt Ciaschini explains their business. They were an Auto Body shop for 12 years in Easthampton MA when they had a total loss fire in May. They lost their entire shop which they were renting. They had been in contact with the owners of 164 West St in Hatfield. Gleason Johndrow LLC. This location was previously a truck shop and Full Tilt is looking to make this their new home of their business. They had submitted a Site Plan review which is tentative. They want to know the steps to satisfy The Planning Board so they can move forward with their shop at this location. Bob Wagner asks if they are renting or planning on renting at this property. Full Tilt is renting the property and they have terms of a long-term lease. The intention would be to sign a 10-year lease. Matt Ciaschini believes that the space they are interested in was Penske trucking business and West Track business as well. Repair shop for loaders and excavators and larger vehicles. Paul Dostal states that he remembers Penske Trucking at this location, however he does not remember it being a repair shop. He is not familiar with West Track as a repair shop. Zach Ciaschini explains that he believes they did oil changes to large vehicles because there are big oil waste tanks that were enclosed in a brick room and evidence of oil changes to large vehicle. Building inspector Kyle Scott confirms that there is clear evidence of a business that did maintenance and repair. Bob Wagner speculates if this would be considered a preexisting non-conforming use. He is baffled by the listings for the table of use in a light industrial zone. Motor vehicle repair and service is not allowed in light industrial. It is allowed with site plan review in a business zone and allowed with a special permit in an

industrial zone. Matt Ciaschini reiterates that there is evidence of maintenance and repair. There was an oil separation tank and floor drain set up for a drainage system. Not sure if this was used by Penske trucking or West Track. Bob Wagner suggests that the board and the admin office look into files for what kind of permit was granted to the previous businesses in this zone. The board should figure out if this is a preexisting non-conforming use. This business could be less intense than what Penske was doing before at this location. Full Tilt is a collision repair shop that works with insurance companies. The previous businesses were believed to be more industrial heavy. They have no plans on working on large vehicles. Small discussion on Full Tilt's business. Chair Slys and Bob Wagner discuss the option of a preexisting non-conforming business. Bob Wagner states that if it is deemed a continued preexisting non-conforming use business, the board would have to do the site plan review but there would not have to do a public hearing. Board would notify the abutters but would not be an official notice public hearing. Kyle Scott agrees that there is a strong argument for continuing preexisting non-conforming business. Bob Wagner suggests admin pull up old files and permits to support this continuation of preexisting non-conforming use. Paul Dostal states he can reach out to old planning board members to get more information on the previous businesses at this location. Small discussion of other options. The board inquires if there is a current business at this location. Matt Ciaschini states that it is empty right now. 8,000 feet of shop space that they plan to have their repair area. There is 40,000 sq feet of outdoor paved parking lot area that they would use to stage vehicles and park cars. They would use 1100 sq feet of office space for their main office and waiting area for the customers. They would propose a side facing office. They believe they would be a nice forward-facing business for the town of Hatfield. Mike Pazek asks if we can give them some sort of timeline moving forward. Chair Slys believes if the board can come up with support of a preexisting non-conforming use, they could sign off on a site plan review by next meeting in December. The other options would be to change the zoning or change the table of use in light industrial zone. Small discussion on the other options and potential change of table of uses. Chair Slys states that the board will be in touch with Matt and Zach moving forward with the next steps of the process. If they are able to find support for a preexisting non-conforming use, they could have the site plan review in the December meeting. Small discussion on their current site plan review being incomplete. Matt Ciaschini says he will be able to re-file a new site plan review application, if the proper information is found.

Continuing discussing on 137 North Hatfield road rezoning.

Chair Slys presents the board with the two options on the zoning changes that were previously discussed for 137 N Hatfield rd. The original proposal by Berkshire Design group was for the whole strip of N. Hatfield Rd to be rezoned. But Chair Slys points out that the board previously discussed just rezoning the particular parcel, oppose to the entire strip. Jimmy Tarr states that he is opposed to rezoning the entire strip. Warrant articles must be submitted by January for May town meeting. Bob Wagner clarifies that the board needs to submit an article of a zone change to the Select board by January however a public hearing can occur after that. Bob Wagner reminds the board that more than half of the parcel is rezoned light industrial, but it has no access to the road. The majority of the other parcels that were in the proposal are in rural residential with houses. Small discussion on spot zoning. Jimmy Tarr makes a motion to pursue parcel 137 rezoning as oppose to rezoning the strip that was proposed on N Hatfield Rd. Mike Pazek seconds. Motion passes unanimously. Small discussion on contacting Berkshire Design group and written proposal to the Select Board for the January deadline.

Slaughterhouse zoning update for Hatfield Beef location.

Chair Slys states that the board was leaning away from this location as slaughterhouse location, but the board would be open to examine and possibly change their zoning to accommodate this type of slaughterhouse in town. Small discussion on how Hatfield Beef location is not the right location for a

slaughterhouse. Bob Wagner has been in contact with American Farm land trust to get ideas of definitions for micro slaughterhouses in light industrial zones. Bob Wagner had also met with the Ag Committee to discuss this topic and asked them for their opinion to pass along to the Planning Board. The Ag committee recognizes the need for this type of micro slaughterhouse in the community. The Committee would like to see other restrictions and limits on a definition for a micro slaughterhouse in a light industrial zone. Ag committee has concerns on a business like this in the town. Small discussion on the type of location that would be best suited for a micro slaughterhouse. Bob Wagner states that the board's job is not to find a place, but the board needs to set the parameters that define a place. Need to find out what would be the size limit, the volume limit, what are the infrastructure needs, and what would the setbacks be. Small discussion on reaching out to the Pioneer Valley Planning Commission for assistance. Bob Wagner votes to take a closer look at this topic and contact Ken Comia for assistance. The Board agrees.

Municipal Vulnerability Preparedness.

Chair Slys is the Planning Board representative to the AD HOC committee. The State has encouraged towns to put together a plan of action items for vulnerability preparedness, such as storms or climate change induced weather. Mike Pazeck asks if this is different than the emergency management. Chair Slys confirms this is different. The State makes eligible grant money available to towns and municipalities that have this plan. The AD HOC committee is meeting to come up the towns biggest vulnerabilities if there were to be a catastrophic climate change event. From that there will be recommended action items that are ecofriendly and that will help strengthen infrastructure for weather events. With this plan, the town would be qualified to apply for grants. It would require a 25% pledge from the town and the State will cover the remaining 75% , up to \$2M of the project. These projects could help with infrastructures, but it can also help reduce the carbon footprint and help move to a better eco-friendly environment. Bob Wagner States these projects will fit in perfectly with the open space by-law that that board is working on. It would allow smaller lots, different housing types and protecting more open space. Small discussion on the impact of climate change and large rainstorm events to the town.

Mike Pazeck motions to approve the minutes from 10/7/20 meeting. Bob Wagner seconds. Motion passes.

Eric Van Geel asks if the minutes will be available online. This is confirmed that they will be submitted on the towns website once they are approved.

Board confirms next meeting for December 2nd 6pm.

Small discussion on USA Waste and neighbor complaints. Board plans to follow up with building inspector Kyle Scott.

Jimmy Tarr motions to close meeting. Motion passes unanimously
Meeting is adjourned at 7:16pm

Submitted by,

Gerard Bueno

Admin Assistant