

**Town of Hatfield
Planning Board Minutes
Remote Via Microsoft Teams
April 14, 2021**

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

Admin: Gerard Bueno

Attendees: Michael Woodward, Walter Thayer, Linda Thayer, Kyle Scott, Kim Baker, Greg Omasta, Jim Motyka, Lorrie Motyka, Joe Peltier

Chair opens meeting at 6:01pm

Chair opens public forum:

Michael Woodward is present and addresses the Board. He is interested in purchasing property which is off of Linseed Rd. The parcel is land locked, with no frontage. He looked on the GIS map and it states that the owner is unknown. The Assessor's office told him that it was owned by the Town of Hatfield. He would need to contact the Town's Attorney to see if he is able to purchase the property. Mr. Woodward's question for the Board is, how can he access the property and build on it? He understands that there needs to be 200 FT of road frontage to build but he is looking for advice or suggestions from the Board. Small discussion on the location of this parcel. Bob Wagner states that the most logical way is to buy enough frontage for a building lot. Board advises him to speak with the neighbors and see if any of them would be willing to sell some of their property. That is really the only option.

No other public comments

Chair closes public forum

Public Hearing

Chair opens continued hearing for the Thayer project.

Chair Slys points out that there are no new updates with the Thayer project and that there has been discussion about extending the hearing until their June meeting. Linda Thayer is present. She states that they are still waiting on the engineers to finish their survey. Once they are finished, they plan to meet with the Conservation Commission. This will most likely take place in May. Linda Thayer explains that the initial reporting from the engineers states the proposed project seems to have no negative environmental impacts. They are asking the Board to continue the hearing until June. Small discussion on a time extension agreement. Bob Wagner makes a motion to continue the hearing to their June 2nd meeting. Jimmy Tarr seconds. Motion passes.

Chair opens hearing for a vote to consider an amendment to the Zoning By-Laws

Chair Slys explains that a Zoning By-Law change went before the 2020 town meeting. The amendment would be to change Board of Selectmen to Select board where it is referenced in Hatfield's Zoning By-Laws. It was pointed out last year that the Planning Board must vote on the amendment.

Chair opens floor to public support. No public support. Chair opens floor to public opposition. No public opposition. Chair opens Board deliberation. Bob Wagner makes a motion to vote to move this amendment change to Annual Town Meeting. Jimmy Tarr Seconds. Motion Passes.

Chair opens hearing for a vote to consider an amendment to Town Zoning Map

The Planning Board is considering recommending an amendment of the Town of Hatfield Zoning Map by changing a portion of Map 211, Lot 32 from Rural Residential to Light Industrial. The parcel is 137 N. Hatfield Rd.

Chair opens floor to public support. Jim Motyka, the property owner, is present. He explains that the back portion of his parcel was changed to zoned Light Industrial back in 2010 because the Redevelopment Authority was interested in building a 64 acres light industrial park extending beyond C&C and behind their property. The frontage of this parcel remained Rural Residential. Small discussion on the house that was located at the frontage. The plans for the light Industrial park fell through. Jim Motyka would like to see the frontage to be zoned Light Industrial, just like the majority of his parcel. Walter Thayer, an abutter to this property, is also in favor of this change. Greg Omasta of 123 N. Hatfield Rd. supports this zone change. Greg Omasta states he has an identical scenario 7 years ago. The Town voted to change 200 FT of his frontage from Rural Residential to Light Industrial. No other further comments from the public.

Chair opens floor to public opposition.

Kim Baker of 96 N. Hatfield Rd respectfully opposes this proposed change. She would like to see the Town do more to preserve the neighborhood from truck traffic. The neighborhood is already too noisy with the C&S trucks. Paul Dostal bring attention to the Food Bank trucks. The Food Bank is moving out of that location. That may or may not ease the truck traffic and noise. Bob Wagner states that he has heard from many residents that C&S trucks and noise is an issue for them in that neighborhood. C&S trucks are prohibited on N. Hatfield Rd. per Special Permit. Small discussion on C&S. No other public comments.

Chair closes public hearing. Chair opens Board discussion. Board members bring up the issue of Special Permit enforcement. Enforcement officer Kyle Scott is present. Kyle Scott states that traffic violations of a Special Permit is enforced by the Police Department. Jimmy Tarr inquires about truck activity on 123 N. Hatfield Rd, which is a landscaping company owned by Greg Omasta. Kyle Scott has been in communication with Greg Omasta reminding them that a truck terminal is not in compliance with their Special Permit. He acknowledges that if it continues, a cease and desist letter would be an option. Chair Slysz points out that a trucking company is not allowed in a Light Industrial zone anyways. Greg Omasta explains that they do not want to have a truck terminal. They are looking to be able to gain access to their property by way of 137. Further discussion on truck activity at 123 N. Hatfield Rd. Chair Slysz redirects the attention to the vote at hand. The Board can vote to advance or not to advance this to Town Meeting, which is May 11. If they do vote to advance it, they would do so with a recommendation or not a recommendation from the Board. Or the Board can take a neutral stance. Small discussion on the Light Industrial park that was proposed back in 2010. The reasoning behind zoning the back portion of 137 parcel Light Industrial was that the access to the park would have been from 5/10 not N. Hatfield Rd. Chair Slysz believes this is spot zoning but understands the reasoning behind it. There was also a precedent set for 123 N. Hatfield Rd to be zoned Light Industrial. Small discussion on the zone change of 123 N. Hatfield Rd. Paul Dostal states that there is past precedence for the Planning Board to allow residents vote on this type of change. Bob Wagner points out that residents at Town Meeting look to the Planning Board for their opinion on these proposed changes. Further discussion on their voting positions. Paul Dostal highlights again that a trucking company is not allowed in a Light Industrial zone. If the Board does send this to Town Meeting and a vote to change it to Light Industrial is made, then a truck terminal would still be in violation. If the plan is for a truck terminal, there will have to be yet another zone change. Bob Wagner asks Kim Baker, as resident of N. Hatfield Rd, is the truck traffic the main reason behind opposing a zone change to this parcel. Kim Baker verifies this to be a factor, along with wanting to preserve A Rural Residential neighborhood.

Mike Paszek makes a motion to advance this zone change to a vote at Town Meeting, with the Board taking a neutral stance. Paul Dostal seconds. Board deliberates. Chair Slysz and Bob Wagner would be more inclined to advance the zone change to Town Meeting without a recommendation from the Board. Both would like to take a longer look at these zone changes, not just this neighborhood but a holistic

approach regarding the Towns zoning. Mike Paszek, Paul Dostal and Jimmy Tarr vote in favor of the motion. Chair Slyszy and Bob Wagner vote not in favor of the motion. The motion on the table passes 3-2. The Planning Board is advancing a proposed zone change to 137 N. Hatfield Rd to Annual Town Meeting, with a neutral position.

Informal discussion with Joe Peltier, 72 West St

Joe Peltier is the landowner of 72 West Street. He currently has a house with a standing barn in the back. He would like to separate his property with into two subdivisions. Joe Peltier states he would like a separate standing barn on the other division. The entire property is 2.31 acres at 103,00 SQ FT and he understands each division will have to have 45,000 SQ FT with 200 FT of road frontage. Both divisions will be at least that, per potential plans. Bob Wagner advises him to get the project surveyed out and then come back to the Board for an approval. It is An Approval not required but the Board still needs to sign off. It should end up being a simple process.

Board Discussions

Chair Slyszy informs the Board that a Special Permit with waivers has been submitted. It is for a potential tattoo shop at 12 Elm Street. Small discussion on tattoo shops and the correct table of use. The applicant is seeking waivers because it is an existing building, and the applicant has no plans to make any structural changes.

No further update on a potential Eversource project at 197 Straits Rd. Small discussion on the project. Equipment has been stored on the Bartlett's property and there are no plans at this time to move forward with a temporary storage project.

Treeworks update on West Street. Paul Dostal inquires if they are operating. It is verified that they have opened and are operating. Chair Slyszy states that there have been talks about Treeworks seeking a third party to do a community outreach program for a potential dispensary.

Bob Wagner makes a motion to approve the minutes from 3.3.21. Jimmy Tarr Seconds. Motion passes.

Chair confirms the next meeting for Wednesday, 5.5.21

Jimmy Tarr makes a motion to adjourn the meeting. Mike Paszek seconds. Motion passes.

Meeting adjourned at 7:55 PM