

**Town of Hatfield
Planning Board Minutes
March 06, 2024**

Members Present: Chair Stephanie Slys, Alternate Chair Jimmy Tarr, David Bell, John Jeffress, Doug Finn, Assistant Town Planner Janelle Franklin (Remote)

Attendees: Greg Omasta, John Pease, Jeff Bruscoe, Micki Sanderson (remote) Mike Cahill (remote)

Chair opens meeting at 6:00 PM

Public Forum

No public comment.

Formal Discussion

1. Public Hearing – Special Permit with Site Plan Approval – Omasta Landscaping 137 N. Hatfield Rd. Applicant, Greg Omasta, explains to the Board that a full presentation will be available at the next Planning Board meeting on April 3rd, 2024. An incomplete abutter's list resulted in not all abutters being notified, required by law. Board member Doug Finn motions to continue the hearing at the next meeting on April 3rd so the applicant does not need to make another legal ad posting. Member John Jeffress seconds the motion. Motion passes unanimously.

Informal Discussion

Board Discussion

2. Hatfield Design Guidelines Vote

Having been discussed in depth previously, Member John Jeffress motions to approve the updated Hatfield Design Guidelines. Alternate Chair Jimmy Tarr seconds the motion. Motion passes unanimously.

3. Open Space Development Bylaw Discussion and Vote to bring to Town Meeting

Having been discussed in depth previously, Alternate Chair Jimmy Tarr motions to approve the updated Open Space Development Bylaw. Member David Bell seconds the motion. Motion passes unanimously.

4. Draft Zoning Bylaw Amendment Accessory Apartment – Section 3.4.4 Discussion

Resident Jeff Bruscoe interrupts with complaints unrelated to the agenda. Resident is called out of order and departs from the meeting. Planning Board continues with agenda. The Planning Board discusses clarifications for Accessory Apartments bylaw. Planning Board decides to hold a Public Hearing and vote on April 3rd meeting to approve to bring to the May 14th Annual Town Meeting.

5. Pioneer Valley Planning Commission Master Plan Recommendations Discussion

Board discusses possible changes to the distribution of hours proposed for work by the Pioneer Valley Planning Commission (PVPC) to better suit the needs of the Town. Chair Stephanie Slys will send notes to the PVPC representative, Patty Gambarini.

6. Updates from Assistant Planner Janelle Franklin

Assistant Planner Janelle Franklin explains the complaint from resident Jeff Bruscoe from earlier in the meeting. Due to an incomplete application, Article 16 in the Town Warrant has not taken legal effect and

the property zoning has remained unchanged until the complete application is brought to Town Meeting. Assistant Planner Janelle Franklin also mentions a possible Antique Business to be brought to the April 3rd Planning Board meeting.

Approval of Minutes

John Jeffress makes a motion to approve the minutes from 02.07.24, David Bell seconds.
Motion passes.

Jimmy Tarr makes a motion to adjourn. Doug Finn seconds. Motion passes.
Meeting is adjourned at 7:08 PM

Next Scheduled meeting to be held on April 03, 2024, at 6:00 PM

Submitted by,

Ashton Weagle
Administrative Assistant

Approved April 3, 2024