

**TOWN OF HATFIELD
MASSACHUSETTS
MEETING NOTICE**

Board or Committee Name: Planning Board
Date and time of Meeting: June 2, 2021 @ 6:00 P.M.
Location of Meeting: Microsoft Teams
Chairman of Board: Stephanie Slyszy, Chair – Robert Wagner, Alt. Chair
Administrative Support: Gerard Bueno

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6:00 P.M. CALL MEETING TO ORDER

Public Forum

Public Hearing Continued hearing, Thayer project, King Street

Informal Discussion Black Birch Vineyard

 Discussion with Omasta Landscaping, West St operations

 Permit enforcement discussion with Zoning Enforcement Officer

Board Discussion / Updates SPA 117 West Street, Scapes Builders Office

 Post-election re-organization of the Board

Minutes Approval

Next scheduled meeting

The above agenda items represent anticipated discussion by the Chairman. All items may not necessarily be discussed and others that are not listed may be brought up for discussion to the extent of the law.

Hatfield Planning Board
Site Plan Review
Public Meeting Notice

The Hatfield Planning Board will conduct a public Meeting on Wednesday, March 22, 2017, beginning at 6:40 P.M., in Memorial Town Hall, 59 Main Street, Hatfield, MA. The purpose of the Meeting is to review the application of Ian Modestow, of 12 New Street, Florence, MA on property owned by Chris Duval/Duval Logging, 17 Hyde Hill Road, Williamsburg, MA, located at 108-110.1 Straits Road, Hatfield, MA, Assessors Map 206, Lots 108, 109, 110.1 currently zoned Rural Residential. The proposed project is to establish a farm winery and vineyard utilizing existing barn on property. The farm winery will operate a tasting room twelve months throughout the year. No changes will be made to existing structures as regards structural or foot-print modifications. Extensive landscaping will be done to improve esthetics of the property. An approximate ten acre vineyard will be planted this spring. The proposed is in accordance with Section 3.0 Use Regulations, sub-section 3.3 Farm Business. The complete application is available for inspection Monday, Tuesday or Thursday during normal business hours in the Office of the Town Clerk, 59 Main Street, Hatfield, MA.

Robert C. Wagner, Chairman



TOWN OF HATFIELD

MASSACHUSETTS

OFFICE OF PLANNING BOARD

Decision on Site Plan

Applicant: Ian Modestow
Owner: Chris Duval
Premises Affected: 108-441.0 Straits Road

Case No.: 17-03

Referring to the above application so as to permit:

ESTABLISHMENT of a farm winery and vineyard utilizing existing barn on property. The farm winery will operate a tasting room twelve months throughout the year. No changes will be made to existing structures as regards structural or foot-print modifications. Extensive landscaping will be done to improve esthetics of the property. An approximate ten acre vineyard will be planted this spring. The proposed is in accordance with Section 3.0 Use Regulations, sub-section 3.3 Farm Business.

After a Public Meeting on March 22, 2017 the Planning Board voted to **APPROVE** the Site Plan and specifications, as submitted, set forth by the Zoning By-Laws subject to the following conditions:

- 1) Access to the property shall be restricted to Straits Road; there will be no access from North Hatfield Road.
- 2) Hours of operation shall be restricted from 12:00 noon to 6:00 P.M. for the Tasting Room. Those hours will not apply to farm work.
- 3) Advertised events shall not be held more frequently than once a month.
- 4) Waivers requested by the Applicant and submitted with the Site Plan are approved by the board and will be incorporated.

Members Present: Wagner, Dostal, Sassi, Labbee, and Nicholas

Members absent: None

In favor of approving the site Plan: Wagner, Dostal, Sassi, Labbee, and Nicholas

In favor of Disapproving the Site Plan: None

Abstention from voting: None

PLANNING BOARD

Robert Wagner, Chairman

Date: March 28, 2017

**Town of Hatfield
Planning Board Minutes
Remote Via Microsoft Teams
May 5, 2021**

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

Admin: Gerard Bueno

Attendees: Doug Poole, Kate Poole, Betsy Rider, Dan Donnis, Pete McLoughlin, Theresa McLoughlin, Ellen Paszek

Chair opens meeting at 6:00pm

Chair opens public forum.

No comments from the public. Chair Slysz addresses the article that was in the Daily Hampshire Gazette, refereeing to the zone change hearing from last meeting. She verifies that the Board voted unanimously to bring the zone change to Town Meeting. The split was based on the stance the Board would take at Town Meeting; Neutral stance or not recommending the zone change. Chair Slysz states that she has issued a correction with the Gazette. Chair Slysz also clarifies that the vote will require a two thirds (2/3) vote.

Chair opens public hearing for Doug Poole Tattoo business at 12 Elm St

Doug Poole is seeking a special permit to operate a private tattoo studio at 12 Elm St. The location is zoned industrial. Doug Poole and his wife Kate Poole are at the hearing, introducing their business plan and application. They reside in Hatfield, and Doug Poole currently works in Westfield. He would like to move his tattoo business closer to home. 12 Elm Street location is about a 13 minute walk from his house. He wants to work close to home in a quiet, secluded space. He believes the location at 12 Elm Street is perfect for what he is looking to do. Chair Slysz asks Doug Poole about his day-to-day operations and is proposed hours of operations. His proposed hours of operations are Wednesday-Saturday, 11am-7pm. He plans on only having 1 or 2 clients a day. These would be by appointments only, no walk in. Doug Poole states that he wants to offer a clean, comfortable setting for his clients. He has no plans for any construction. The structure that is already in place is perfect for what he wants to do. Bob Wagner puts up Doug Poole's application and map of 12 Elm St on the publics screen. Doug Poole points out his proposed operation area and the parking spaces. He verifies that he has been before the Board of Health, and they have permitted him to operate his business.

Chair opens the floor for any supporters of the application.

Pete McLoughlin, owner of the property, voices his support of Doug Poole's proposed business. He believes this is a good space for Doug Poole and that it is a good business and tenant to have at his property. No other supporters.

Chair opens the floor for any opposition to the application.

Dave Donnis, an abutter to the property, is not opposed to the project but has a few concerns about the establishment. He essentially would not like to see an establishment that promotes a gathering or people hanging out at the property. Doug Poole addresses these concerns. There are no plans for any gatherings at his potential operation. Betsy Rider, also a neighbor of the property, has concerns over traffic, in particular traffic in the evening. Headlights and noise are her primary concerns. Small discussion on traffic and activity at 12 Elm Street. Doug Poole addresses the reasoning behind operation until 7pm. It is the best time and hours of operations for his type of business. Small discussion on a single chair business and

potential for a bigger operation down the line. Paul Dostal asks about the parking situation. Doug Poole states that he was allowed two parking spaces and that there is available parking for him if he need it. Pete McLoughlin confirms this. Ellen Pazek, an abutter, asks Pete McLoughlin to address the noise and activity at 12 Elm Street. Further discussion on activity at this property. Jimmy Tarr moves discussion back to Doug Poole's application. Paul Dostal asks about any signage. Doug Poole does not plan on having any large signs or neon lights. Business would be very subtle. Pete McLoughlin states that he will be putting a small wooden sign on the roadside. Small discussion on name 1670 Tattoo.

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

Chair opens Board deliberation.

Board likes the idea of the single chair business. If Doug Poole would like to expand his business down the line, he would need to come back before the Board. Bob Wagner makes a motion to approve a private tattoo studio for Doug Poole at 12 Elm Street with the condition that it would be a single artist studio, operating Wednesday-Saturday, 11am-7pm. Jimmy Tarr seconds. Motion passes.

Board Discussion

Chair Slysyz wants to revisit USA Waste complaints. Small discussion on their operations and complaints since the Board granted them a special permit. No recent complaints have been made. Discussion of complaints at 197 Straits Rd. Bob Wagner points out that there seems to be a growing number of truck traffic from this property. Eversource has been using the property to store some of its equipment and supplies. Chair Slysyz points out that the parcel that was grandfathered in, so there is no special permit attached to the property. There has also been a noise and traffic complaint involving Black Birch Vineyard, which is also in that neighborhood. Small discussion on permit enforcement. Chair Slysyz states she invited Kyle Scott to attend their meeting. The plan is for the Board and Kyle Scott to discuss these recent complaints and the options the Board has with enforcing permits granted. They also need to discuss their options with 197 Straits Rd, which does not have a special permit. Further discussion on this property and the operations of Eversource on this property. Discussion turns to 12 Elm St. and noise complaints. There have been several complaints on noise coming from the wood processing business. Chair Slysyz says this is another item that needs to be addressed with Kyle Scott, hopefully at the next meeting. Small discussion on the special permit that was granted to the wood processing company at 12 Elm St. and further discussion on enforcement.

Bob Wagner makes a motion to approve the minutes from 4.14.21. Mike Paszek Seconds. Motion passes.

Chair confirms the next meeting for Wednesday, 6.2.21.

Small discussion on the Thayer continued hearing.

Paul Dostal makes a motion to adjourn the meeting. Bob Wagner seconds. Motion passes.

Meeting adjourned at 7:20 PM