

**Town of Hatfield
Planning Board Minutes
Memorial Town Hall
August 4, 2021**

Members Present: Chair Stephanie Slys, Alt Chair Bob Wagner, Paul Dostal,
Admin: Gerard Bueno

Attendees: Dan Start, Amy Start, Jeff Dawson, Doug Lee, Chris Chamberlain, Jason Glazenburg, Isaac Fleisher, Andrew Bohne, John Blowers, Bernie Smiarowski, Daniel Salls

Chair opens meeting at 6:08pm

Chair opens public forum.

Amy Start of South Street would like to address the Board. She has some questions and concerns regarding a paper street located in front of her property. Amy Start would like to turn the paper street into a deed. The Board believes this is not part of their jurisdiction. Chair Slys suggests that she contact the assessor's office and/or the Registry of Deeds of Hampshire County.

Before Chair Slys proceeds with the agenda, she points out that currently the Board does have quorum (3 members present out of 5) but does not have a super majority (at least 4 members out of 5). Small discussion with John Blowers of Scapes Builders Andrew Bohne of Place Alliance. To vote on a Special Permit, there needs to be a super majority. Continued discussion on opening the meeting. Bob Wagner explains that who votes on a Permit needs to be present for the meetings in order to vote. Chair Slys cannot open a hearing without a super majority. Paul Dostal states that it is best that this hearing gets moved to the September 1st meeting.

Continued Hearing for Thayer Project.

Walter Thayer and daughter Linda Thayer are unable to attend the meeting. Chair Slys explains that the Thayer's will be ready for the meeting until September 1st. Paul Dostal makes a motion to continue the meeting for 9/1. Bob Wagner seconds. Hearing will be continued on 9/1.

SPA Hearing, 117 West Street

Chair Slys and the Board apologize again to John Blowers and Andrew Bohne. Bob Wagner suggests that the members present, and the applicant have a formal discussion since they are on the agenda. This will give an opportunity for the members who are present a chance to address their concerns and questions. Small discussion on employees and equipment storage. Applicant explains that their vehicles and equipment will be stored in the back. There are roughly 15-20 employees throughout the year. There are no plans to expand business. The Board asks about the offices that they would be leasing out on their property. Plans for small offices that do not bring in a lot of traffic. Small discussion on the timeline of the project and potential completion. Chair Slys verifies that this hearing will now take place at their September 1st meeting.

3 River Rd, Whatley MA

Chris Chamberlain of Berkshire Design is present and is representing DMCTC. DMCTC, a cannabis cultivating business, is looking to operate at 3 River Rd in Whatley MA. A small portion of the site is in Hatfield. Hatfield parcel 202-10. All operating activity will be on site in Whatley. The portion of the site in Hatfield will be part of the driveway access and a portion of the parking lot. The remainder of the Hatfield

site will be screening of trees and bushes. The Hatfield zone is rural residential and the existing condition on this parcel is storage of equipment and vehicles as an accessory use. DMCTC and Berkshire design are looking for an alteration of those existing non-conforming use, citing that their use will not be more detrimental than the current use. Chair Slyszy asks about the size of their facility. Chris Chamberlain states that they will not be expanding the existing building that is on the property. A small section of the building will be demolished, and the remainder will be renovated. Small discussion on the site cleanup. Paul Dostal believes that the cleanup will be an improvement on that parcel in Hatfield. Bob Wagner asks about the driveway and parking. Only a small section of the parking lot will be on the Hatfield portion. Small discussion of the screening. Small discussion on their permitting process with Whatley. Tomorrow they are hoping to be granted a Special Permit with the Whatley Planning Board. Bob Wagner makes a motion to determine, that with the proposed plan and landscaping screening, this parcel is subject to a continuation of non-conforming use. Paul Dostal seconds. Motion passes.

Approval not required, 72 West Street

Daniel Salls is present and is representing Joe Peltier of 72 West Street. He presents the plans for a subdivision on 72 West Street. The Board reviews the site plans. The site plans include of the setback and frontage requirements. Small discussion of the frontage. The Board believes the plans meets all the standards and requirements. Paul Dostal makes a motion to approve the site plan. Bob Wagner seconds. Motion passes. Small discussion on signing the mylar copy.

Discussion on 164 West St storage business

Chris Chamberlain of Berkshire Design is accompanying Doug Lee. Doug Lee is looking to purchase the self-storage business at 164 West Street. There are two Special Permits for self-storage for the property. He would like to use an existing storage warehouse on site which is 10,000 SF, and he would like to also add modular/portable units that would take up 5700 SF. This addition of the modular units would be an increase of 10% of the business. The Special Permits that were granted in 2004 and 2013 were specifically to 7 drive up unit on the property. Doug Lee and Chris Chamberlain would like to know the Planning Board interpretation of previous Special Permits on this property dating back to 1985. In 1985 the original Permit was granted for the existing building, that was used for storage of various materials including vehicles. Small discussion on vehicle storage. Doug Lee would like to continue the non-conforming use if these uses would pertain to vehicle storage and modular units. Chair Slyszy inquires where the addition units would be placed. Doug Lee would like to hear feedback from the Board before deciding on a location. Small discussion on a stormwater management. Bob Wagner suggests that there needs to be new Special Permit granted for a type of proposal Doug Lee is presenting. The Board agrees. Small discussion on the previous Permits that were granted, including the most recent Permit to Full Tilt Auto. Further discussion on the portable units. Bill Lee and Chris Chamberlain agree that they will be submitting an application for a Special Permit.

Post-election reorganization of the Board

After the election in May, Boards and committees were asked to appoint: a Chair, a representative of the Community Preservation Committee and a representative to the Pioneer Valley Planning Commission. Small discussion on the appointments. Currently Chair Slyszy is the rep for the CPC. Chair Slyszy says she has interests in the PVPC. Paul Dostal shows interest for CPC. Further discussion on Alt. Chair. Bob Wagner makes a motion to appoint Paul Dostal the rep for CPC, Chair Slyszy the rep for PVPC and Chair Slyszy to remain the Chair. Paul Dostal seconds. Motion passes. Appointments are made.

Board Discussion

Chair Slyszy points out that the Select Board is interested in having formal discussions with the Planning Board on revising the town Master Plan and Zoning. She has been in conversations with PVPC, and she believes there could be funds available by January 1st to work on the Master Plan. Chair Slyszy will verify this information before going before the Select Board.

Paul Dostal makes a motion to approve the minutes from June 4th. Bob Wagner seconds. Motion passes.

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

Meeting adjourned at 7:45 PM