

**CITY OF EASTHAMPTON PLANNING BOARD MINUTES**  
50 Payson Avenue, Easthampton, MA 01027



**Meeting Minutes**

**Tuesday, March 1, 2022**

**Planning Board Chair:** Jesse Belcher-Timme (JBT)

**Planning Board Members:**

X	Christopher Cockshaw (CC)	X	Harry Schumann (HS)	X	James Zarvis (JZ)
X	Daniel Hartman (DH)	X	Kenneth Iavecchia (KI)		

**Absent:** None.

**Recording Clerk:** Zoe Ingram

**City Planner:** Jeff Bagg (JB)

**Guests:** Attendance taken through live Zoom meeting.

- John and Melissa
- Joyce

1. Call to Order: 6:00pm JBT by remote participation
2. Planning Board Minutes:
  - JBT had a question about who was present and who wasn't at a couple of the meetings.
  - JB suggests waiting one more meeting to review the whole batch.
    - JZ thinks it will be easy to approve them as amended.
  - **August 17, 2021**
    - JBT noted that himself and CC were absent.
    - JZ made a motion to approve as amended, CC abstained, JBT abstained, KI abstains as he was not a member yet, and the rest of the board in favor by roll call vote to approve.
  - **September 21, 2021**
    - JZ motioned to approve, CC seconded, the board voted unanimously in favor to approve the minutes by roll call vote.
  - **October 19, 2021**
    - JBT noted again that himself and CC were present.
    - JZ motioned to approve, CC seconds, the board voted unanimously in favor to approve.
  - **December 7, 2021**
    - JZ made a motion to approve, CC seconded, the board voted unanimously in favor to approve.

### 3. Approval not Needed (ANRs)

- None

### 4. Public Hearing(s):

1. (continued from 1/18/22 and 12/18/21) **Eric Berzins** – seeking a Special Permit under Section 12.7 of the Easthampton Zoning Ordinance to install parking, storage, and recreational uses.

Property is located on Fort Hill Road (Map 131, Lot 23) in the Industrial (I) zoning district.

2. (continued from 1/18/22 and 12/18/21) **Eric Berzins** – seeking to amend a 2017 Special Permit under Section 12.7 of the Easthampton Zoning Ordinance to expand operations at Fort Hill Brewery. Property is located at 30 Fort Hill Road (Map 131, Lot 23.1) in the Industrial (I) zoning district.

- JBT recused himself, JZ was acting chair for these agenda items.
- Attorney Peter Lane was present to request further continuance on behalf of the applicant.
  - Attorney Lane noted that at the end of the January 18th meeting there was a long list of items to attend to.
  - Attorney Lane further explained the main reason for the continuance is that there are two clients: 1776 and Birch Family Farm. Birch Family Farm had the tandem uses - parking and recreational uses related to the bike tracks, and the applicant decided to streamline the process by withdrawing any request for recreational use.
  - No recreational uses will be used at this time due to the winter weather.
  - Mr. Berzins has used portion of his mother's property for his dogs. It is strictly personal use and Attorney Lane believes this is not a point of contention.
  - Birch Family Farm is working on an ANR plan to subdivide the acres and create a separate lot out of the small back lot that will be sold to 1776 for parking. It is the gravel area where the storage containers and parking is located.
  - Working with Emily Holmberg on a plan of submission for March 8th. Attorney Lane hoped to get put on the March 15th meeting.
- JZ asked question about the timeline. Clarified that they would have all necessary information including light plan, sound plan, for the March 15th meeting. The entire plan will also need to be resubmitted and approved.
  - Attorney Lane clarified the only thing that would be submitted is the ANR.
- Emily Holmberg will need time to look at specs related to lighting.
  - JZ included that the new plan will require an amended storm water calculation. Attorney Lane acknowledged that Mr. Swanson will need additional time to prepare that.
- JZ shared that this is a cleaner way to handle things, but also pointed out how this is another delay.
  - HS agreed he would like to wrap everything up.
  - DH had no major comments, but believed this is more streamlined and is the right move.
  - CC agreed this will make it easier to make decisions. He also pointed out that residents should be made aware of this decision. He also wants to ensure this will all be wrapped up.
- Attorney Lane stated that his applicants also are looking to wrap this up.
- JB shared that the ANR will need to be submitted by the 10th as City Hall is closed on Fridays.

- JZ opened the public hearing up for any public comments.

Public Comment (s):

- **John Hayden - 19 Fort Hill Road**
  - Hoped to clarify on the leveling of the mounds/trucked in soil.
  - Attorney Lane had no answer at the time. He was not sure this would apply.
  - Board talked through that Birch Family Farm will be withdrawing in the future, so will this even be applicable?
  - JZ clarified that if this comes as an ANR, they would only consider the frontage.
  - Attorney Lane agreed to have an answer when they submit the entire package.

JB suggested the hearing time for the next meeting be 6:30pm as there is another agenda item.

*CC made a motion to continue both public hearings to March 15th at 6:30, DH seconded, JBT abstained, the rest of the board voted by roll call vote to continue the public hearings to March 15<sup>th</sup> at 6:30pm.*

**3. Investment Real Estate, LLC** - seeking the re-approval of a site plan under Section 12.9 for the construction of a new office building structure and associated site work to expand an existing self-storage use. The property is located at 9 Coleman Road Southampton / Main Street #REAR Easthampton (Map 164, Parcel 8) in the Industrial (I) zoning district.

- Jeff Squire was present to represent the company.
- Hired back in 2017/2018 for an expansion project that was previously scaled back.
- Project was delayed for various reasons and hence why it came back to the board.
- Jeff Squire shared presentation showing where the storage facilities are located, included various views from Main St and Coleman Road.
- The project will not encroach on any of the surrounding wetlands.
- JBT asked where or not these are single story storage units, *Jeff clarified that they are.*
- JBT also asked Jeff to speak to the office space.
  - There will be a small office space for the public to come and inquire about using the storage units. It will also be a one story building.
- DH asked for clarification on a bold dashed line shown on the plan. *Jeff clarified it is the limit of earth work and erosion control.*
- Jeff Squire spoke to the two service gates. KI asked if customers will be able to use the storage units 24/7, Jeff Squire stated that he was not sure but would think yes.
  - KI asked if there would be some sort of motion sensor light for when customers go to use it.
- JBT asked where they are with the Conservation Commission. Any approval from the Planning Board would be conditional on the Conservation Commission's approval.
  - JB asked if the Conservation Commission have seen the plan at least once. He clarified he does not want the board to approve it and then have them make changes due to comments from the Conservation Commission.
- CC asked for clarification on lighting. The hours for access are listed online as 6am to 10pm. *Jeff Squire clarified there may be motion detected lights.*

*JZ made a motion to approve with the aforementioned conditioned by JBT, CC seconded, the board voted unanimously by roll call vote to approve.*

**5. New/Old Business**

- None

*JZ made a motion to adjourn, CC seconded, the board voted unanimously y roll call vote to adjourn. Adjournment time: 6:54pm.*

**Next Meeting:**

Tuesday, March 8, 2022 at 6pm (Joint Public Hearing on 40R Zoning Amendment)

Tuesday, March 15, 2022 at 6 p.m. (continued hearing for Starbucks, 93 Northampton St)

The Board typically meets the 1st and 3rd Tuesday of each month.