

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



Meeting Minutes

Tuesday, April 4, 2023

Planning Board Chair: Jesse Belcher - Timme

Planning Board Members:

X	Jesse Belcher-Timme (Chair)	X	Harry Schumann	X	James Zarvis
X	Daniel Hartman	X	Kenneth Iavecchia		Christopher Cockshaw

Absent: Chris Cockshaw

Recording Clerk: Eli Bloch

City Planner:

Assistant Planner: Eli Bloch

Guests: Blake Underhill

MEETING AGENDA

Call to Order - 6:00 PM Chair Belcher-Timme

Public Speak: None

Planning Board Minutes: 03/21/2023

Member Zarvis made a motion to approve the minutes from March 21st, Member Iavecchia seconded the motion and all members of the Board voted in favor.

ANR's: None

Public Hearings:

- 1. 6:00 PM Start – Blake Underhill-** seeking a Special Permit for an industrial safety and rescue business office and garage in a new building under “All other professional and business offices and services...” pursuant to sections 8.9, and 12.7 and Table 5-1 (37) of the Zoning Ordinance. The Property is located at 2 East Street (Map 110, Lot 32) in the Highway Business (HB) zoning district.

Blake Underhill presented the following:

- His business provides industrial safety and rescue training, but is not on call for emergencies and the vans do not have sirens or flashing lights.
- The new structure would be a metal barn-like building that would store two vans and could accommodate a small office on the second floor if needed.
- The existing building is in disrepair.
- Some tree removal around the building would be necessary, but the majority of trees including all of the trees around the periphery of the property would remain.
- There would be unstriped parking that would be needed by at most 4-5 technicians at a time.
- The company has a trailer with a simulator for trainings that they may want to bring to the site.

- Lighting on the facade of the structure but there would be no light posts. Lights would be dimmed or turned off at night.
- There would be no unique waste other than an oil/water separator for the storage of vehicles.
- The only sign would be a medallion on the building

Assistant Planner Eli Bloch explained that because the lot was pre-existing non-conforming due to lot size the applicant would need to go to the Zoning Board of Appeals for a special permit to “alter, extend, or change” a non-conforming structure.

The Board discussed parking, and traffic flow in and out of the site. Blake Underhill explained that because all employees arrived and left together it would be okay to block each other’s cars if needed. The Board was satisfied with this answer as the site would not be open to the public. Blake Underhill also explained that ingress to the site would be from Route 5, but egress would be on East Street.

The Board discussed stormwater. Member Hartmann stated that loose millings may be less permeable than hoped and the site should be designed and graded so that stormwater does not run off the site. The Board agreed to add a condition that the site would be engineered to retain stormwater.

The Board discussed whether they should restrict the use of the site to prevent the business from hosting trainings for technicians. Chair Belcher-Timme expressed a need to add a condition that trailers remain inside so that the outdoor portion of the property does not become a site for large trainings with several trailers parked outside. The Board agreed that such a condition was a good idea, and that trainings should only be a secondary and incidental use, and that all trailers would need to be parked within the structure.

Public Speak

Frank Poli, 6 East Street – Stated that he was in favor of the project.

Robert Smith, 47 Wilder Ave – Asked how the applicant would stop people who were going to the Marina from parking on his property. The Board stated that was not in their purview.

Sherry A. Lamon, 2 Symanski Ave – Stated that she thinks the water line for her house may go through 2 East Street and that she did not want to pay for any upgrades to the line. Blake Underhill assured her that he would not ask for her to contribute to costs related to changes to the water line that and wanted to be a good neighbor.

Vote

The Board reviewed the conditions for the special permit including that:

1. The driveway curb cuts on to East Street 5 shall be no greater than 20’ in width.
2. Stormwater should be contained on-site through design features such as permeable surfaces, grading, infiltration, swales and berms.
3. The primary use of the property shall be storage of company vans and a small office space, and that all trailers should be stored within the proposed structure.
4. Prior to the issuance of a building permit the applicant shall receive a special permit from the Zoning Board of Appeals to “extend alter or change” a pre-existing non-conforming nonresidential use, pursuant to section 11.13 of the Zoning Ordinance.

The Board voted five (5) in favor zero (0) against on a motion made by Member Zarvis and seconded by Member Hartman to grant the special permit.

Member Zarvis made a motion to adjourn the meeting, Member Hartman seconded, all voted in favor.

The meeting adjourned at 6:52 PM

Next meeting: April 18, 2023 at 6pm