

## **SOUTH HADLEY PLANNING BOARD VIRTUAL PUBLIC HEARING:**

Special Permit and Stormwater Management Permit applications filed by E-ink Corporation for demolition of existing industrial building and redevelopment of the existing site at 7 Gaylord Street, Assessor's Map 18 Parcel 86

### **MEETING MINUTES OF FEBRUARY 7, 2022 As Approved**

**Present:** Brad Hutchison, Chair; Diane Mulvaney, Vice-Chair; Joanna Brown, Clerk; Nate Therien, Member; Michael Davis, Member; Michael Adelman, Associate Member; Anne Capra, Director of Planning and Conservation; and Colleen Canning, Planning/Conservation Coordinator

Chair Hutchison called the public hearing to order at 6:34 PM.

Clerk Brown read the public hearing notice out loud as follows:

*The South Hadley Planning Board will hold a virtual public hearing on Monday February 7, 2022 at 6:30 p.m. to discuss a Special Permit application and Stormwater Management application filed by E Ink Corporation to demolish portions of an existing facility and replace it with new facilities on the property located at 7 Gaylord Street pursuant to Section 255-19 of the Town's Zoning Bylaw.*

*The public hearing will be conducted virtually using the Zoom Webinar platform and persons may join the meeting by either joining Zoom Webinar or by phone.*

*The log-in information is as follows:*

*URL to join: <https://us02web.zoom.us/j/86921922032?pwd=akU0ZGJZRGRzcWJtNHkveHUXtjVTdz09>*

*Or join by phone: +1 312 626 6799*

*Webinar ID: 869 2015 4414*

*Passcode: 194328*

*Interested persons can review the meeting agenda which will be posted on the Town's website no later than Thursday February 3, 2022. The subject property is located at 7 Gaylord Street and is identified on Assessor's Map 18 Parcel 86. The property is located within the Industrial B zoning district and is an existing industrial facility.*

*The application is on file in the Planning & Conservation Department Office (Room U6) in Town Hall and are posted on the Department website [www.southhadleyma.gov](http://www.southhadleyma.gov) under 'Project Plans' - 'Special Permits' under section 'Gaylord Street (7) - Redevelopment (2022)'. Alternatively, you can view the documents at the following link: <https://www.southhadley.org/1108/Special-Permits>. Any person interested in, or wishing to be heard, regarding this application should appear/join the hearing at the time and in the manner designated. The public hearing is being conducted in accordance with the provisions of Chapter 40-A, Section 11, Massachusetts General Laws as modified by Chapter 53 of the Special Acts of 2020 and the Governor's Executive Orders pertaining to public gatherings during the COVID 19 State of Emergency.*

*Joanna Brown, Clerk  
South Hadley Planning Board*

*Publication: Friday, January 21, 2022  
Friday, January 28, 2022*

Representatives of applications were present at the hearing as follows: Tony Vinciguerra (Eink); Bob Heumann (Eink); Rob Troccolo ( IF Design); Rob Newton (BSC Group); Keith Jacobsen (Eink); and David Biancavilla (BSC Group).

Applications for Special Permit and Stormwater Management Permit had been filed by E-ink Corporation for the demolition of an existing industrial building and redevelopment of the site for the purpose of expanding their industrial operations. A Special Permit, rather than Site Plan Review, was required due to chemicals associated with the project. Prior to the hearing, a meeting was held with the applicant's consultants and town/municipal staff to review the project. This meeting resulted in revisions to application materials which were recently received.

The Board could choose to engage in peer review to assess the application and evaluate its conformity to local bylaws. This project also required review from the Conservation Commission who recently opened their hearing and voted to seek peer review. As the Planning Board and Conservation Commission were reviewing the project at the same time, peer review could be jointly executed. It was anticipated that the hearing would be continued as updated materials were just recently submitted and the Board needed to consider proceeding with peer review. However, the applicant's representatives were present at the hearing and could overview the project and answer general questions.

The applicant's representative overviewed the projects showing the existing and proposed conditions. Proposed conditions included an exterior 'tank farm' for chemical processing and associated loading dock. Board members inquired about the purpose of the project and the safety measures taken around the handling of chemicals.

No members of the public submitted requests to speak during the hearing.

**Motion:** Vice-Chair Mulvaney moved to authorize the Director of Planning and Conservation, on behalf of the Planning Board, to engage a qualified peer review consultant to evaluate the application materials and render findings to the Board regarding the project's compliance with relevant Town Bylaws and Regulations. Clerk Brown seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call.

**Motion:** Vice-Chair Mulvaney moved to continue the public hearing to February 28, 2022 at 6:30 PM. Clerk Brown seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call.

The public hearing closed and the regular meeting reconvened at 7:27 PM.

Respectfully submitted,

**As Approved**

Colleen Canning, Planning/Conservation Coordinator

**Appendix**

<b>Document</b>	<b>Document Location</b>
No 'Q&A' Report	—
Special Permit and Stormwater Management Applications	Planning Files