



COMMONWEALTH OF MASSACHUSETTS

Town of Southwick

Board of Appeals

454 COLLEGE HIGHWAY, SOUTHWICK, MA 01077
Telephone (413) 569-5995 Fax (413) 569-5001
Town Website: www.southwickma.org

Board of Appeals

Meeting Minutes November 28, 2022

Attendees: Christopher Mastroianni, Chairman, William Lis, Vice Chairman, Michael Parent, Paul Grégoire and Wendy Cordeiro

Absent: Thomas Stapleton

7:00 PM Mr. Mastroianni opened the meeting and the Board reviewed the mail. Mr. Lis made a motion to accept the meeting minutes of November 14th, with changes, Mr. Parent second and all were in favor.

7:10 PM 9A & 9B Sawgrass Lane - Continuation

Mr. Rob Levesque, of R. Levesque Associates presented the plan for the common driveway and the reason for the variance. Mr. Levesque addressed the confusion over the driveway requirements. Mr. Hamelin was also in attendance to answer any questions. Mr. Levesque advised they did go before the Planning Board but they did not feel they would be able to waive the dimensional issue so the applicant was sent to the Appeals Board.

Mr. Mastroianni advised that the compacted area was waived by the Planning Board since it was more of a constructional constraint than a dimensional. Mr. Mastroianni did read a decision made by the Planning Board waiving the compacted area requirement.

Mr. Mastroianni met with the town planner to obtain more background information explaining how these issues were discussed with town counsel. The three entities concluded that it did fall under the appeals board jurisdiction. Mr. Mastroianni read a few excerpts from the town counsel's letter. The town attorney believes these are dimensional requirements which will not be waived by the planning board.

Mr. Lis asked the dimensional width overall and Mr. Levesque advised they have 27.18 feet but need to have 30 feet. The 27 feet is determined by the fixed property lines. Since the driveway is on an angle, it changes the dimensions needed. Mr. Mastroianni asked if it was all on one property and Mr. Levesque advised it is on house number 15's lot. Mr. Hamelin stated an agreement has been drawn up between the properties. Mr. Grégoire asked if any other options have been looked at and Mr. Levesque did look into trying to acquire property from the abutting property but it would also require a dimensional variance.

Mr. Parent asked if fire and police have been advised and Mr. Mastroianni did receive a note from both departments and they were ok with the dimensions. Mr. Lis asked the length of the driveway from Sawgrass Lane into the bend and Mr. Hamelin advised about 225 feet.

Mr. Grégoire asked for clarification of the attorney's letter. Mr. Mastroianni read from the letter and provided that information.

Mr. Grégoire suggested they put in a driveway along College Highway and exit onto College Highway using an existing egress. Mr. Levesque advised it would go through the backyard of a lot and the town does not like a road to run parallel to a major highway. Mr. Mastroianni stated that four houses would be impacted by running a driveway along College Highway. Mr. Lis read that in the bylaw it states only two properties can access one common driveway.

Mr. Grégoire asked how wide the other driveways were accessing a single house and was advised 12 feet. Mr. Levesque advised a common driveway needs 15 feet. Mr. Lis asked about draining off the driveway surface and was advised that has all been addressed. Mr. Parent asked how close the houses are to College Highway and Mr. Hamelin advised about 53 feet.

Mr. Levesque would like to request all three variances. Mr. Mastroianni agreed that the three variances should be voted on.

Mr. Mastroianni made a motion to grant three variances to 9A and 9B Sawgrass Lane for the purpose of constructing an easement width variance of 3 feet, a compacted surface variance of 3 feet and two driveway setback variances of 3 feet each, Mr. Lis second and all were in favor.

New Business

An application came in for 19 Foster Road but did not list any variance dimensions. The Board briefly discussed what the applicant was looking for and after reviewing the dates, will not be able to be heard until January 9th.

7:57 PM Mr. Lis made a motion to adjourn, Mr. Parent second and all were in favor.

Respectfully Submitted,

Christopher Mastroianni
Chairman