



Town of Southwick

Planning Board

MINUTES



Tuesday, November 1, 2022
7:00 PM (recorded)
Town Hall Land Use Hearing Room

Written Minutes

(Not verbatim - comments can be heard on recordings available at www.southwickma.org)

MEMBERS IN ATTENDANCE: Michael Doherty, Chair
Marcus Phelps, Vice Chair
Richard Utzinger
David Sutton
David Spina
Jessica Thornton, Associate

ABSENT: Meghan Lightcap, Secretary

TOWN STAFF: Jon Goddard, Town Planner

Also attending the meeting were approximately 5 members of the public and several people via *Zoom*.

The “hybrid” meeting of the Planning Board was scheduled for participation in-person and via *Zoom* to take place at the Town Hall Land Use Hearing Room and was called to order at 7:00 p.m. by Mr. Doherty. He stated that the meeting was being recorded and asked if anyone else was recording the meeting.

TOWN PLANNER’S REPORT: 7:00 p.m.

1. Mr. Goddard provided an administrative update from the design engineer for 159 Berkshire Avenue Stormwater Permit Application; the design engineer’s goal is to submit information to the DPW director for review prior to the November 29, 2022 meeting so that the Board can review information at that meeting.

PUBLIC COMMENTS: 7:05 p.m.

No public comments were presented at this meeting.

APPOINTMENTS:

7:10 p.m. Hudson Drive- Amend the Earth Excavation Special Permit, Site Plan Approval &
Wellhead Protection District Special Permit Application *Public Hearing*

Mr. Doherty read the hearing public notice into record. Tom Saunders from Energy Development Partners attended the meeting, representing the applicant, Tilcon, Inc. He explained that they are looking to amend the original excavation permit as well as the recent renewal which occurred in July of 2021 to accommodate the use of a portion of the previously excavated and restored site as a solar power generation facility. Mr. Doherty read the comments from the DPW Director, Randy Brown, who expressed no concern with this plan. He also read comments from the Fire Chief who had no concerns as well. Mr. Doherty said they would work on the decision at the next meeting on November 29.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to close the public hearing for Hudson Drive.

The motion passed unanimously.

7:30 p.m. 9A & 9B Sawgrass Lane Special Permit, Site Plan Approval & Common Driveway
Application (Residential 40 Zone) *Continued Public Hearing*

Mr. Goddard said that there are three waiver requests submitted; one for the easement width, the second for separation between the proposed common driveway and adjacent property lines, and the third to go from fifteen feet of a compacted surface down to twelve feet. He said there are no concerns from the Town Fire, Police and DPW Departments. Mr. Goddard noted that Town Counsel indicates that the Planning Board may only waive the compacted surface width.

John Tomaszewski of R. Levesque Associates, Inc. said that the Southwick Board of Appeals set a hearing date to hear an application for a variance. Mr. Doherty said he would like to wait to see what the Board of Appeals decides on this matter.

A **MOTION** was made by Mr. Utzinger and **SECONDED** by Mr. Sutton to close the public hearing for 9A and 9B Sawgrass Lane.

The motion passed with 4 votes yes and 1 vote no.

7:45 p.m. 1 Hudson Drive Special Permit, Site Plan Approval, Wellhead Protection District
Special Permit, Earth Excavation Special Permit & Stormwater Management Permit Application
Continued Public Hearing

Mr. Sutton recused himself from the hearing. John Tomaszewski from R. Levesque Associates, Inc. presented the plan for the application. He explained that the applicant proposes to construct six self-storage buildings, each about seven thousand two hundred square feet in size. Mr. Tomaszewski said over the past year, the stormwater design standards have changed in town, requiring a redesign of the previously-approved stormwater basin. This change created a larger footprint and more disturbances within the buffer zone, so they filed a Notice of Intent with the Conservation Commission. The next hearing date before conservation will be on November 28th.

Mr. Doherty asked him if the stormwater re-design impacted the size of the units and he said there was no change to the building layout but the surface basin itself did increase in size; otherwise nothing else changed from the previously-approved design.

Mr. Tomaszewski addressed the comments from the DPW, Police and Fire Departments.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for 1 Hudson Drive to November 29, 2022 at 7:30 p.m.

The motion passed unanimously.

Discussion Items

The Greens of Southwick - West Subdivision - Acceptance of cash security: Mr. Goddard said that we await a signed form from the developer but needs to have Town Counsel review requested revisions to the document.

Depot Square - Stormwater Bond Reduction Request: Mr. Goddard said they are revising some of the plans at R. Levesque Associates, Inc.

Routine Business

- 159 Berkshire Avenue Stormwater Permitting - Administrative Status Update: Mr. Goddard said the engineer is still currently working on moving this project along.

- Hillside Road/Meadow Lane Estate Lot Special Permit – Decision: The Board members deliberated on whether they should include the covenant restrictions from the adjacent subdivision within the contemplated special permit decision, noting that the subject property is currently a non-buildable lot. Having failed to reach an apparent consensus amongst the Board members, Mr. Doherty entertained a motion on the previously-prepared written decision, which did not include such restrictions.

A MOTION was made by Mr. Phelps and SECONDED by Mr. Spina to approve the Estate Lot Special Permit and Site Plan Approval for Hillside Road/Meadow Lane as reflected in the written decision.

The motion DID NOT PASS with two votes no, two votes yes and one abstaining.

The Board decided to continue discussing this decision at the next meeting.

- 9 A & 9B Sawgrass Lane Common Driveway Special Permit - Decision

A MOTION was made by Mr. Phelps and SECONDED by Mr. Utzinger to waive the requirement under 185.30.1(F)(1)(c) for a fifteen foot wide compacted surface to be provided for the Common Driveway, and allow a 12-foot-wide compacted surface to be provided in its place.

The motion passed unanimously.

A MOTION was made by Mr. Phelps and SECONDED by Mr. Utzinger to grant a common driveway special permit subject to the terms and conditions contained in this written decision.

The motion passed unanimously.

- Comprehensive Impact Statement Handbook (Planning Board Regulation)

A MOTION was made by Mr. Phelps and SECONDED by Mr. Utzinger to adopt the Comprehensive Impact Statement Handbook on November 1, 2022.

The motion passed unanimously.

- Southwick DPW - Parking Lot Design Guidelines and LID Barriers (NPDES MS4 Permit Component): This item will be updated at a future meeting.

- Liquori Drive & Cody Way Acceptance Process: This item will be updated at a future meeting.
- Master Plan Advisory Committee Update: Mr. Phelps said the next meeting is November 17.
- Short-Term Rental Subcommittee Summary: Mr. Brown said he would send Chairman Doherty a recommendation from the Committee.

Being no further business to be brought before the board, a **MOTION** was made by Mr. Sutton and **SECONDED** by Mr. Spina to close the meeting at 9:09 p.m.

The motion passed unanimously.

The Next Scheduled Meeting is November 29th, 2022.

Respectfully submitted,

Meghan Lightcap
Secretary Planning Board

Electronic signatures have been affixed in accordance with M.G.L. c.110G and pursuant to the Board's electronic signature authorization vote of January 4, 2022 as recorded at the Hampden County Registry of Deeds in Book 24401, Page 596.

Michael Doherty, Chair	/s/ Michael Doherty
Marcus Phelps, Vice Chair	/s/ Marcus Phelps
Richard Utzinger	/s/ Richard Utzinger
David Sutton	/s/ David Sutton
David Spina	/s/ David Spina
Jessica Thornton, Associate	/s/ Jessica Thornton