



Town of Southwick **Planning Board** MINUTES



Tuesday, November 29, 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:

TOWN STAFF: Jon Goddard, Town Planner
Meghan Lightcap, Secretary

Also attending the meeting were approximately 4 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 shared that he had coordinated extensively regarding the subdivision acceptance process and draft materials that had been distributed. Mr. Goddard met with Mr. Moglin and Mr. Brown to review the materials and had spoken with Jason Fiore subsequently regarding the future petition for acceptance of Sawgrass Lane.
2. Mr. Goddard noted that an application for an Estate Lot had been received for land at Concord and Tannery Roads. This application differs from the usual arrangement in that the estate lot would be for an existing residence, and the conforming lot would be the vacant acreage at Tannery Road.

3. Mr. Goddard met with Mr. Ed Lydon 116 Klaus Anderson Road to discuss his contemplated barn construction at this existing Estate Lot. Mr. Goddard recommended that he submit a diagram reflecting the proposed barn location so that the Board could decide if the proposal could be received as a minor plan modification.
4. Mr. Goddard shared that he was setting up a “round table” meeting on behalf of Mr. Jim Boyle, who wishes to construct a self-storage facility at the parcel of land just south of and adjacent to the O’Reilly Auto Parts site.
5. Mr. Goddard met with Anatoliy Ovdiychuk, who stopped in to discuss his purchase of and plans for 19 Foster Road. Mr. Goddard noted that he seeks to remove the existing mobile home and reconstruct a single-family home in a walk-out configuration, but will require variances and Conservation Commission approval.
6. Mr. Goddard met with Chris Mastroianni, Board of Appeals Chair, to discuss the requested variances for a Common Driveway at Sawgrass Lane.

PUBLIC COMMENTS: 7:05 p.m.

No public comments were presented at this meeting.

APPOINTMENTS:

7:10 p.m.	159 Berkshire Avenue (Residential 20 Zone) - Stormwater Management Permit	<i>Continued Public Hearing</i>
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The Engineer for the applicant, Mr. Derrick Hale, attended the meeting via Zoom. He submitted a full report to the Planning Board to review. Mr. Goddard said he would like to give Randy Brown, the DPW Director a chance to look over this report so he can submit his comments. Planning Board Chair, Michael Doherty said the Board Members would also like a chance to look over this report before they make any decisions as well.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for 159 Berkshire Avenue to January 3, 2023 at 7:10 pm.

The motion passed unanimously.

7:20 p.m.	Renewal of the Earth Excavation Special Permit for the property located off Hudson Drive (Shaker Road) zoned Industrial Restricted (IR) and within the Wellhead Protection District	<i>Public Hearing</i>
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Mr. Doherty read the public notice for the hearing. John Tomaszewski of R. Levesque Associates, Inc. attended the meeting as a representative for the applicant. He shared a copy of the plans online and explained that the applicant wants to renew an Earth Excavation Special Permit originally from 2014. This permit has been renewed a few times in the past and this plan shows the site in Phase 4.

Town Planner, Mr. Goddard said he had spoken with the Town Building Inspector Kyle Scott and DPW Director Randy Brown and they had no concerns with the project. Mr. Goddard said early monitoring wells were impacted during early phases of work but the owners had installed additional wells. Mr. Doherty said they would vote on the decision at the next meeting.

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

The motion passed unanimously.

7:30 p.m.	1 Hudson Drive (Industrial Restricted Zone) Special Permit, Site Plan Approval, Wellhead Protection District Special Permit, Earth Excavation Special Permit & Stormwater Management Permit Application	<i>Continued Public Hearing</i>
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John Tomaszewski of R. Levesque Associates, Inc. was also the representative to the applicant on this project. He said he submitted a letter to the Board responding to some comments the DPW Director had, however, the Conservation Commission had no quorum at their last meeting so that hearing remains open. A request for continuance was submitted from R. Levesque and Associates to the Planning Board. Mr. Sutton recused himself from the hearing.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for 1 Hudson Drive to December 13, 2022 at 7:10 p.m.

The motion passed unanimously.

Routine Business

- Hillside Road/Meadow Lane Estate Lot Special Permit – Decision: Mr. Doherty said the involved parties are still in discussion to find a resolution.
- Hudson Drive (Tilcon, Inc.) - Written Decision to amend the Earth Excavation Special Permit:

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant a Modification to the Special Permit and Site Plan Approval subject to the terms and conditions contained in the written decision for Hudson Drive .

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant a Wellhead Protection District Permit subject to the terms and conditions contained in the written decision for Hudson Drive .

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger accept this written decision as discussed for Hudson Drive.

The motion passed unanimously.

- Southwick DPW - Parking Lot Design Guidelines and LID Barriers (NPDES MS4 Permit Component): Mr. Goddard and Mr. Brown continue their work to condense the suggested bylaw/regulation revisions into a list of changes that would work best for Southwick.
- Master Plan Advisory Committee Update: Mr. Phelps asked the Board members to look over the survey results for the questionnaire done by the Pioneer Valley Planning Commission.
- Short-Term Rental Subcommittee Summary: Mr. Utzinger gave the board members a copy of Chairman Brown's summary of findings for Short-Term Rentals in Southwick. He asked the Board to take it home and review it.
- Liquori Drive & Cody Way Acceptance Process: This item will be updated at a future meeting.
- Minutes Approval: November 1, 2022

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve the Meeting Minutes of November 1, 2022.

The motion passed unanimously.

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 8:42 p.m.

The motion passed unanimously.

The Next Scheduled Meeting is December 13th, 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