



Town of Southwick **Planning Board** MINUTES



Tuesday, February 7, 2023
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: *None*

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

Also attending the meeting were approximately 6 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 noted for everyone in attendance that the public hearing advertised for this meeting regarding a definitive non-residential subdivision at 686 College Highway was cancelled due to an error in the legal advertisement and would instead be heard at the February 21, 2023 meeting.
2. Mr. Goddard noted that a formal notice of Chapter 61 discontinuance for 72 Mort Vining Road had been received from Mr. Val Shvetz. Mr. Goddard observed that this property

had already been reviewed by the Planning Board and was not a priority site for town acquisition.

3. Mr. Goddard shared that a District Local Technical Assistance grant application had been prepared for submittal to the Pioneer Valley Planning Commission and contained requests for assistance in revising the open space subdivision bylaw and the subdivision regulations along with a request for a spatial analysis effort closely aligned with anticipated Master Plan implementation strategies.
4. Mr. Goddard shared an announcement for an upcoming Valley Development Council meeting which would focus on Short Term Rentals.
5. Mr. Goddard met with Mr. Frank Grillo and discussed potential changes to the interior areas and façade of the building at the Tri-PBJ Marina.

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>

The applicant representative, Derrick Hale, said that he received a review letter on December 23rd from Department of Public Works Director, Randy Brown and Town Planner Jon Goddard. He said he addressed the 6 highlights in the letter, that were areas of concern, in a response letter that was sent today, late in the day, to them both. Because the letter had come in the day of the meeting more time would be needed for the department heads to respond. Mr. Goddard asked for a timeframe to finalize these tasks to completion and Mr. Hale said if they have a discussion before the next meeting they should be looking at the end of March for final approval. Mr. Hale requested a continuance for the hearing to the next meeting date to allow time to gather more information.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for 159 Berkshire Avenue to February 21, 2023 at 7:06 p.m.

The motion passed unanimously.

7:20 p.m.	Mort Vining Road (Assessors Map 165, Parcel 1.1) – Preliminary Subdivision Application (Residential 40 Zone)
	<i>Continued Public Hearing</i>

Steve Salvini and Attorney Brad Moir attended the meeting on behalf of the applicant. Chairman Doherty said that he had recently spoken with the Town Counsel and they talked about this application and what exists in the bylaws, and he was advised that for this particular application

the applicants did not need to submit a Flexible Residential Development plan to the Planning Board for consideration as had previously been discussed. Consequently, the Board is reviewing the conventional plan to consider on a preliminary basis.

Mr. Phelps asked what was across the street from the plans new road entrance and Mr. Goddard pulled up the site plans online. Mr. Salvini explained the details of the plans saying they tried to be very conscientious about disturbing the existing neighbors, so that area is open. Mr. Phelps asked about the Chapter 315.18 there is a requirement for a park and the area is swamp. Mr. Salvini said there is an area designated for a park and it is 4.4 acres net usable space. Mr. Phelps asked if the Conservation Commission had approved the wetland crossing and Mr. Salvini said yes they had.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to close the public hearing for Mort Vining Road.

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to give tentative approval to the preliminary subdivision for Mort Vining Road.

The motion passed unanimously

Discussions

- 49 Sam West Road-Contemplated change of use discussion: Tom Semnoski of 47 East Silver Street Westfield, MA and Jesse Saltmarsh of Hillside Road Southwick, MA attended the meeting to discuss Mr. Semnoski obtaining a used-car sales license. He currently rents a garage, where he fixes cars, from Mr. Saltmarsh at his property, 49 Sam West Road. Mr. Semnoski said he would like to buy, fix and then sell cars from the local auto auction. The sales would be at the auction only, not at the property and his current lease only allows him to have two vehicles outside of the garage. Mr. Doherty recommended that he first ask Mr. Goddard to see if there are any permits pulled for that property and if not then obtain a sales license from the Select Board before proceeding with Planning Board permitting.
- Depot Square Condominiums-Stormwater Bond Reduction Request: Mr. Goddard said there is not anything new to report back on currently. If the Board has no objection he would like to send a letter that reiterates Mr. Browns requests.
- 141 Congamond Road – Request for a minor plan change: Ken Eggleston the property owner asked Mr. Goddard to pull the current plans up on the screen. He said they had begun work on the property primarily clearing vegetation and adding silt fences. Once they began clearing brush in one area of the property they

discovered the original plans were not accurate. At the neighbors property line there is a 3 foot drop and they need to add a retaining wall, 38-42 inches. The wall will run along the other wall and they will still have a 6 foot fence. Mr. Goddard went to the site and took pictures of the area in question and then pulled them up on his screen to show the Board. Mr. Eggleston explained, in greater detail, the scope of the work he wanted to do to the Board members. Mr. Doherty recommended that Mr. Eggleston get a letter on file that the neighbors had seen the new plan and have no objections.

Review of Plans Not Requiring Approval under Subdivision Control Law

- 95 Sheep Pasture Road (Map 135, Parcel 90; R-40 & AC Zones):

A MOTION was made by Mr. Phelps and SECONDED by Mr. Utzinger to endorse the ANR plan for 95 Sheep Pasture Road.

The motion passed unanimously.

- 33 Congamond Road (Map 146, Parcel 11; R-40 & IR Zones):

A MOTION was made by Mr. Phelps and SECONDED by Mr. Utzinger to endorse the ANR plan for 33 Congamond Road.

The motion passed unanimously.

Routine Business

- Record Plan Endorsement 8 Concord Road Estate Lot: Mr. Goddard said he had not received any info yet.
- Master Plan Advisory Committee Update: Mr. Phelps said they have held a few focus groups. The Economic Development group met last week and Pioneer Valley Planning Commission facilitated it. They have an upcoming meeting on Aging in Southwick on Monday February 13 and the master Plan committee will be meeting next week.
- Minutes Approval: January 3 & 17, 2023

A MOTION was made by Mr. Phelps and SECONDED by Mr. Utzinger to approve the Meeting Minutes of January 3, 2023.

The motion passed unanimously.

A MOTION was made by Mr. Phelps and SECONDED by Mr. Utzinger to approve the Meeting Minutes of January 17, 2023.

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 8:24 p.m.

The motion passed unanimously.

The Next Scheduled Meeting is February 21st, 2023.

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