



# *Town of Southwick*

## **Planning Board**

### MINUTES



**Tuesday, June 6, 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](http://www.southwickma.org))*

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

**ABSENT:** Meghan Lightcap, Secretary

**TOWN STAFF:** Jon Goddard, Town Planner

Also attending the meeting were approximately 10 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* 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 met with a gentleman who stopped by the office, inquiring about the old Pioneer Dairy property at 214 Feeding Hills Road. He operates a used car business in West Springfield and asked Mr. Goddard to share some information with him regarding restrictions and opportunities at the property.
2. Mr. Goddard spoke with Bruce Lemon who is doing work around the stormwater basin at Laurel Ridge. They looked at the original special permit for that subdivision, noting that there needs to be a maintained vegetative buffer around the perimeter of the subdivision.

3. Mr. Goddard received an email from Selectman Jason Perron regarding the approval for retail marijuana sales, at the annual town meeting. Mr. Perron requests that the Planning Board initiate the process to begin modifying the bylaw.

**PUBLIC COMMENTS: 7:05 p.m.**

**APPOINTMENTS:**

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7:10 p.m. 157 Feeding Hills Road (AC Zone): Special Permit Modification, Wellhead Protection District Special Permit, Nonconforming Use Special Permit, Flood Hazard and Wetlands District Special Permit, and Site Plan Approval. *Continued Public Hearing*

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Mr. Goddard said he received a letter addressed to Mr. Doherty from Steve Salvini of Salvini Associates, LLC who represents the applicant Crepes Tea House. The letter stated that Crepes Tea House is withdrawing, without prejudice, the current Modification of the existing Special Permit dated 2/10/23.

A **MOTION** was made by Mr. Sutton and **SECONDED** by Mr. Utzinger to accept a withdrawal of the application without prejudice for 157 Feeding Hills Road.

The motion passed unanimously.

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7:30 p.m.      159 Berkshire Avenue (Residential 20 Zone) – Stormwater Management Permit  
*Continued Public Hearing*

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Mr. Goddard and Randy Brown met to go through the material submitted by Derek Hale the representative to the applicant. After this, Mr. Goddard met with Mr. Hale for an on-site visit and reviewed his plans and some items he will need to revisit. Mr. Hale stated that he would have those changes submitted by the next meeting.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Utzinger to continue the public hearing for 159 Berkshire Avenue to June 27, 2023, at 7:15 p.m.

The motion passed unanimously.

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Sign Application Review

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- 141 Congamond Road- Proposed Restaurant signage for *Four Dads Pub*

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Utzinger to make a positive recommendation for the sign application for Four Dads Pub at 141 Congamond Road.

The motion passed unanimously.

- 208 College Highway – Proposed New Signage for *Dunkin Donuts*

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Utzinger to make a positive recommendation for the signs at 208 College Highway.

The motion passed unanimously

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#### Discussions

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- 520 College Highway-Contemplated Mixed-Use Development: Mr. Goddard shared an aerial view of the property and explained that there is a residence at the rear of the business property. The residence use lapsed as there has not been anyone occupying the residence for a period of time greater than 2 years. Trish Gendron of Country Auto Sales attended the meeting and explained that they wanted to renovate the space staying within the same footprint so they could use the residential space. Mr. Doherty suggested checking with Town Counsel to make sure this concept does not conflict with the mixed-use component of the Business Restricted (BR) district bylaw and Mr. Goddard said he would do that.

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#### Routine Business

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- Master Plan Advisory Committee Update: Mr. Spina said they had a successful participation in the Memorial Day Parade. They hosted a workshop “Did we hear you?” and had about 20 attendees. They will host another workshop at the Brass Rail on June 17.

- Minutes Approval: May 5, 2023 Joint Meeting with MPAC and May 23, 2023

The Board decided to postpone action on the regular meeting minutes of May 23, 2023 for further review.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Utzinger to approve the meeting joint MPAC/Planning Board meeting minutes of May 5, 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 8:03 p.m.

The motion passed unanimously.

*The Next Scheduled Meeting is June 27, 2023.*

*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	<del>/s/ Michael Doherty</del>
David Spina, Vice Chair	<del>/s/ David Spina</del>
Richard Utzinger	<del>/s/ Richard Utzinger</del>
David Sutton	<del>/s/ David Sutton</del>
Jessica Thornton	<del>/s/ Jessica Thornton</del>