



# *Town of Southwick*

## **Planning Board**

### **MINUTES**



**Tuesday, July 25, 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  
David Sutton  
Jessica Thornton

**ABSENT:** Richard Utzinger

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

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 reported that a response to the open meeting law complaint submitted by Jim Sullivan and brought before the Board at the previous meeting has been submitted to the complainant and the State Attorney General’s office.
2. Mr. Goddard had a preliminary meeting with Conservation, DPW, and Representatives from Sol Source, a solar development company. They are looking at the potential for the development of multiple solar arrays on multiple parcels.
3. Mr. Goddard said the Planning Board has discussed a letter submitted to the Select Board with concerns over incomplete infrastructure at the Noble Steed Subdivision. Select

Board member Jason Perron has been updating him weekly and reported that there has been some progress achieved by the developer on the unfinished work.

4. Mr. Goddard said that Mr. Perron also spoke with him about the cannabis zoning bylaw amendment process. Mr. Goddard noted that Planning Board discussion on the amendment will take place in a public hearing.
5. Mr. Goddard noted that he would like to address a few loopholes in the subdivision regulation amendments in the near future, including the adoption of standardized forms and the consideration of stormwater-related amendments.

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

Roger Cataldo of 4 Field Street attended the meeting on behalf of his daughter Sharyn Antico of 363 North Loomis Street. The property next to his daughter's house, owned by Kellogg Brothers, appears to be leased out or have been sold to a construction company. He said they are removing oil and gas tanks next to a wetland stream with oil and gas spilling into the stream that her livestock drinks out of. Mr. Doherty said he does not know the status of this property but recommended Mr. Cataldo speak to the Enforcement Officer about this as well as the Town Planner. Mr. Cataldo said he has spoken with him.

Doug Moglin of 5 Hidden Place said he had previously notified the Board that the road at Cody Lane had not gone through the process of Street Acceptance and he would like the Planning Board to look at the process and start working on this.

#### **APPOINTMENTS:**

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7:10 p.m.	159 Berkshire Avenue (Residential 20 Zone) – Stormwater Management Permit
	<i>Continued Public Hearing</i>

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Mr. Goddard said the project is very close to a complete submittal. He received a continuance from Mr. Hale to allow for a bit more time.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to continue the public hearing for 159 Berkshire Avenue to August 15, 2023, at 7:10 p.m.

The motion passed unanimously.

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7:15 p.m.      662 A College Highway (Industrial Restricted Zone) – Proposed Self-Storage Facility: Special Permit, Site Plan Approval and Stormwater Management Permit  
*Continued Public Hearing*

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Mr. Goddard said amidst a peer review with the Conservation Commission, the applicant is seeking a continuance request for the hearing.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to continue the public hearing for 662 A College Highway to August 15, 2023, at 7:15 p.m.

The motion passed unanimously.

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7:30 p.m.      9 Whalley Way (Industrial Restricted Zone) – Proposed 7,200 Square Foot Industrial Building: Special Permit, Site Plan Approval and Wellhead Protection District Special Permit  
*Public Hearing*

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Mr. Doherty read the Notice of Public Hearing into record. John Masuck of R. Levesque Associates Inc. attended the meeting on behalf of the applicant Louis Berrelli. Mr. Masuck explained that his client proposes to construct a 7,200 square foot prefabricated metal building. This building would be on the rear of the property that he currently owns and operates his electric contracting business out of. There will be 12 parking spaces including one handicap accessible space. Mr. Masuck said that they did receive comments from town staff but had not yet addressed those on the plans before the meeting.

Mr. Doherty asked what the intended use was for the new addition and Mr. Masuck said the owner operates his business Southwick Electric at the property and is looking to expand. Mr. Berrelli said he has trucks getting broken into and needs to have more space to house them. He is also looking to lease some space out to other businesses. Mr. Doherty reminded him that he will have to adhere to his original special permit for the property and any special conditions that are attached to it.

Mr. Goddard read comments from Chief Stefanowicz who said that he would like to keep an eye on the building's footprint. He read comments from the Police Department Safety Officer Paul Miles who had no concerns. The DPW Director Randy Brown said he doesn't believe this project qualifies for a Stormwater waiver, he also had questions about the annual high ground water table, water service and septic system. Mr. Goddard asked about floor drains, exterior lighting and exterior mechanicals. Mr. Berrelli said they are not installing exterior lighting and already have an extra meter installed so they will switch that over to the new building.

Mr. Spina asked if they would be servicing vehicles out of the building and Mr. Berrelli said no they would not.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to continue the public hearing for 9 Whalley Way to August 15, 2023, at 7:30 p.m.

The motion passed unanimously.

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#### Site Plan Review

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- 24 & 26 Nicholson Hill Road (Map 157, Parcels 17.1 & 17.40 – Residential 40 Zone): Proposed Two-Family Home – Mr. Goddard stated that clarification has been received from Town Counsel to install two fully separate septic systems, which was brought up at the last meeting. He said the Conservation Commission will be meeting on this site in August and there is a Stormwater component involved as well.

Mr. Masuck said this site has significant slopes across the site as well as wetlands on both the north-west and easterly portion of the property. The duplex is large, only one story and there are issues relating to grading the site out.

Mr. Goddard said he anticipates opening a public hearing and suggests carrying the conversation forward while Conservation works on their piece and they manage the Stormwater component. The discussion will be continued at the August 15, 2023 meeting.

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#### Discussions

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- Tilcon, Inc. Earth Excavation Special Permit Renewal at Hudson Drive – Kevin Johnson of Close, Jensen & Miller, a Civil Engineering consulting firm attended the meeting and presented plans depicting the site. He explained the site plan in detail and asked that they not have to install one monitoring well that will be removed during the work. This one falls in the solar array area so it would be removed once they begin construction anyway.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to renew the Earth Excavation Special Permit for Tilcon, Inc. at Hudson Drive

The motion passed unanimously.

- Housing Production Plan: Mr. Goddard said he discussed this topic with Mr. Comia and it will be presented to the Planning Board after the Master Plan Advisory Committee approves it.

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## Routine Business

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- Planning Board Member Comments: No comments
- Master Plan Advisory Committee Update: Mr. Spina said they have not met since our last meeting. The sub-teams are still currently working on their chapters and vision statements.
- Minutes Approval: June 27, 2023 & July 18, 2023

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to approve the meeting minutes of June 27, 2023.

The motion passed unanimously.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to approve the meeting minutes of July 18, 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 7:55 p.m.

The motion passed unanimously.

*The Next Scheduled Meeting is August 15, 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>