



# *Town of Southwick*

## **Planning Board**

### **MINUTES**



**Tuesday, August 15, 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 2 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 said he had a round table meeting with R. Levesque Associates, Conservation, and DPW regarding 24 & 26 Nicholson Hill Road plan changes to the two-family home proposal that will be discussed later in the meeting.
2. Mr. Goddard met with Pete Prive regarding 250 College Highway, which historically has been a multi-family residence. Mr. Goddard still has further research to do on the property to answer all inquiries related to the ability to continue the nonconforming use and reconstruct at the property.

3. Mr. Goddard said that a zone change petition for the Crepes Tea House property was received by the Select Board last night.

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

None

**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 he received a continuance request from Mr. Hale.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to continue the public hearing for 159 Berkshire Avenue to September 5, 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
	<i>Continued Public Hearing</i>

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

A **MOTION** was made by Mr. Spina and **SECONDED** by Mrs. Thornton to continue the public hearing for 662 A College Highway to September 5, 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
	<i>Continued Public Hearing</i>

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Mr. Doherty said they received a continuance request from the applicant asking to be placed on the next available Planning Board meeting.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to continue the public hearing for 9 Whalley Way to September 5, 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 – Filipe Cravo represented the applicant and explained the changes to the plans. He said they have received approval from the Conservation Commission since the last meeting and that the site disturbance has been reduced to less than one acre, eliminating the need for a stormwater management permit.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to make a positive recommendation for the Site Plan Review for 24 & 26 Nicholson Hill Road.

The motion passed unanimously.

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## Review of Plans Not Requiring Approval under Subdivision Control Law

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- 72 Mort Vining Road

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to endorse the Approval Not Required plan for 72 Mort Vining Road.

The motion passed unanimously.

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## Routine Business

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- Written Decision: Tilcon, Inc. Earth Excavation Special Permit Renewal at Hudson Drive

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

The motion passed unanimously.

- Master Plan Advisory Committee Update: Mr. Spina said the individual teams are still currently working on their chapters. The goal is to have a reviewable version for the Planning Board by the end of September. He said Mr. Jubb has resigned from his position on the committee.
- Future Plans to Amend Chapter 185-35.2: Medical and Recreational Marijuana: Mr. Doherty said he would like to put this on the agenda at the end of September.
- Planning Board Member Comments: Mr. Sutton asked about fencing heights and ground separation for solar array fields.

- Minutes Approval: July 25, 2023 – Mr. Goddard asked that the Board defer its consideration to the September 5, 2023 meeting for his review and edit.

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 7:38 p.m.

The motion passed unanimously.

*The Next Scheduled Meeting is September 5, 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>