



Town of Southwick

Planning Board

MINUTES



Tuesday, September 5, 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
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 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* 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 met with Civil Engineer Derrick Hale regarding the currently proposed stormwater improvements at 159 Berkshire Avenue and the project’s applicability to the NPDES program.
2. Mr. Goddard attended a ‘scoping meeting’ to look at opportunities to exercise funds made available to the town through its designation as a “Green Community.”
3. Mr. Goddard noted several ongoing office tasks, including the development of a grid map for SFD of the “Wick” motocross track, the development of a revised subdivision

regulation pertaining to SFD specifications and management needs for fire protection cisterns, ongoing research for Cody & Liquori Lanes, and preparation for other future subdivision regulation amendments.

4. Mr. Goddard noted that the Board was in receipt of a letter from resident Jim Sullivan which, amongst other elements, contains a plea for the Town to financially support upcoming repairs to deficient roads at the Ranch subdivision in preparation for winter maintenance operations.

PUBLIC COMMENTS: 7:05 p.m.

None

APPOINTMENTS:

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

The engineer for the project, Derrick Hale attended the meeting via Zoom and said he needed more time to complete a response to Town comments. Mr. Doherty suggested continuing the hearing to October 10, 2023 to allow Mr. Hale ample time to finish up his work.

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

The motion passed unanimously.

| | |
|-----------|--|
| 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> |

Mr. Goddard stated that he received a continuance request from the applicant.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to continue the public hearing for 662 A College Highway to September 19, 2023, at 7:45 p.m.

The motion passed unanimously.

| | |
|-----------|---|
| 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> |

The representative to the applicant Filipe Cravo attended the meeting via Zoom and shared the plans onscreen. He addressed the changes they made that the Planning Board and DPW had asked for previously. They had requested a Stormwater Permit Waiver in their original packet but have since designed a Stormwater Management System at the behest of the DPW Director. Mr. Cravo said they also created a dedicated water service to this new unit instead of connecting to the existing buildings. He said they altered the grading to the parking area to get the water to a low point so they could control and treat it for discharge to the stormwater basin. Mr. Doherty said they would draft a written decision to be ready for the next meeting.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to close the public hearing for 9 Whalley Way.

The motion passed unanimously.

Discussion

- Master Plan Advisory Committee Composition/Members – Mr. Goddard explained that Mr. MacWilliams, the Conservation Commission representative who has since resigned that position, would like to continue participating with the Master Plan Advisory Committee.

There are also two other MPAC members who have resigned their positions; Mr. Jubb, who represented the School Committee and Mr. McMahon, who represented the Economic Development Commission.

Mr. Doherty said that it is probably not worth replacing them at this point as the Master Plan is mostly complete. He asked Mr. Goddard to reach out to Mr. Jubb and Mr. McMahon to see if they are still interested in being on the Master Plan Advisory Committee as resident members.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to change David MacWilliams role from a Conservation Commission Member to a Resident Member, subject to approval from the Town Clerk.

The motion passed unanimously.

Site Plan Review

- 6 Hummel Lane (Map 79, Parcel 7 – Residential 40 Zone): Proposed Small-Scale Solar Photovoltaic System – Mr. Goddard said they received an application from Sun Bug Solar and Nolan Acevedo. The site does not accommodate the 150-foot setback requirements so Mr. Goddard noted that they will need to submit a waiver request with justification. He showed the plans online that described the proposed work. Mrs.

Thornton inquired about the slope of the yard and street as the neighbor to the north would be looking down at the panels. Mr. Goddard said he would ask if the applicant would move the panels to a less visible area of their yard and obtain a letter from the neighbor indicating support for the project.

Review of Plans Not Requiring Approval under Subdivision Control Law

- 72 Mort Vining Road – Mr. Goddard noted that there is no plan to review and that this item was included on the agenda due to a miscommunication.

Routine Business

- The Planning Board discussed and approved meeting dates for 2023-2024.
- Mr. Goddard noted several upcoming Public Hearings:
 - 9/19 - Amending Chapter 185-35.2: Medical and Recreational Marijuana:
 - 9/19 – Zone Change Petition: 157 Feeding Hills Road
- Master Plan Advisory Committee Update: Mr. Spina said they met on August 17, 2023 and had a high-level review of the final plan. On October 5, 2023, the Planning Board members will meet with the MPAC members so they can present the Master Plan to them.
- Planning Board Member Comments – None submitted.
- Minutes Approval: July 25, 2023 & August 15, 2023.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mrs. Thornton to approve the meeting minutes of July 25, 2023 with a minor correction.

The motion passed unanimously.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to approve the meeting minutes of August 15, 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 8:07 p.m.

The motion passed unanimously.

The Next Scheduled Meeting is September 19, 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 | /s/ Michael Doherty |
| David Spina, Vice Chair | /s/ David Spina |
| Richard Utzinger | /s/ Richard Utzinger |
| David Sutton | /s/ David Sutton |
| Jessica Thornton | /s/ Jessica Thornton |