



Town of Southwick **Planning Board** MINUTES



Tuesday, November 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
David Spina, Vice Chair
Richard Utzinger
David Sutton
Jessica Thornton

ABSENT: None

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 reported that materials were received for 159 Berkshire Avenue and reviewed with Mr. Brown, the DPW Director. This will be discussed in greater depth during the continued public hearing later in the evening.
2. Mr. Goddard shared that he received a phone call from an individual who was exploring an option to convert their existing home into a “group home.” Mr. Goddard responded to the inquiry with a request for additional information to see if the program would meet the requirements for such a home under the “Dover Amendment.”

PUBLIC COMMENTS: 7:05 p.m.

APPOINTMENTS:

The motion passed unanimously.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Utzinger to make a recommendation to the Select Board as a warrant article for the Proposed Bylaw Revision to Chapter 185, Section 35.2 Medical and Recreational Marijuana as written.

The motion passed unanimously.

Discussion

- 141 Congamond Road – GEM Marina Parking usage report: Property owner Ken Eggleston attended the meeting to let the Board know that parking has gone well this past season for the marina. He asked if he could add solar lighting to the end of his docks as they are being left in through the winter. Mr. Doherty recommended that he try adding the lights and see if they have any impact on the neighbors. If there is an issue, then he should come back to the Board, and they will figure out a solution.

It was noted that the review was intended to examine the simultaneous operation of the on-site restaurant and marina components; however, Mr. Eggleston is scheduled to return in a year's time with his next report and has been asked to return again in 2025.

- 63A Congamond Road – Request for Minor Site Plan Modification: Mr. Andrew Bernstein and Attorney Bethany Bartlett attended the meeting on behalf of Kearsarge Energy LP, the operator of the solar array at this property, and presented request for a Minor Site Plan Modification to the existing Special Permit. The modification centered on a new property line that would divide the solar-related components from the rest of the acreage and include a 150' setback to solar equipment.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Utzinger to accept the Minor Site Plan Modification and that the change would not require modification to the Special Permit for 63A Congamond Road.

The motion passed unanimously.

Review of Plans Not Requiring Approval under Subdivision Control Law

- 63A Congamond Road (Map 147, Parcel 42)

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Utzinger to endorse the Approval Not Required plan for 63A Congamond Road.

The motion passed unanimously.

Routine Business

- Master Plan Advisory Committee: Letter Requesting to Dissolve Subcommittee-

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Sutton to dissolve the Master Plan Advisory Committee.

The motion passed unanimously.

- Written Decision and Vote: 520 College Highway- Mr. Doherty said they would discuss this at the next meeting.
- Written Decision and Vote: 159 Berkshire Avenue –Mr. Doherty said they would discuss this at the next meeting.
- Planning Board Member Comments – None.
- Minutes Approval: October 24, 2023

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Utzinger to approve the meeting minutes of October 24, 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 9:25 p.m.

The motion passed unanimously.

The Next Scheduled Meeting is November 28, 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	<u>/s/ Michael Doherty</u>
David Spina, Vice Chair	<u>/s/ David Spina</u>
Richard Utzinger	<u>/s/ Richard Utzinger</u>
David Sutton	<u>/s/ David Sutton</u>
Jessica Thornton	<u>/s/ Jessica Thornton</u>