



Town of Southwick

Planning Board

MINUTES



September 12, 2017

MEMBERS IN ATTENDANCE:

Michael Doherty, Chair
Marcus Phelps, Vice Chair
Richard Utzinger
Michelle Ackerman
Alan Slessler, Town Planner

ABSENT:

David Sutton

The regularly scheduled meeting of the Planning Board was called to order at 7:00 p.m. by Mr. Doherty. He stated that the meeting was being recorded and asked if anyone in the audience was recording the meeting.

PLANNER'S REPORT: 7:00 P.M.

1. Mr. Hawbaker said he will be disturbing more than an acre of land at 22 Nicholson Hill Road for a proposed home. He was told to apply for a Special Permit for Storm Water Management to be brought before the Planning Board.
2. Mr. Phelps and Mrs. Preston had a telephone conference with Mr. Arata regarding his plans for a second solar array to be located on Congamond Road. He was advised to submit two applications since the project is two parts. He was also told to get a driveway application from DPW since he wanted to upgrade the road from Congamond Road to the new panels in the rear of the property. He was told to apply for a Stormwater Permit since he would be disturbing more than an acre of land. He plans to submit his application to the Planning Board meeting on October 17, 2017.
3. Kris Among called regarding 3 Sodom Road which is located in the AC Zone and is presently a farm. She wants to have a dog kennel on the property. She was told it was allowed and she needed to apply for a Special Permit.
4. Met with owner of 9 Lakeview Street for proposed home in the Residential Zone and associated flood plains adjacent to the cove on Point Grove Road.
5. Had many inquires about 49 Hillside Road and 81 Davis Road for proposed building. Set back requirements and wetlands delineation will be required by Zoning Board of Appeals and the Conservation Committee.
6. Spoke with a potential Business a "Doggie Day Care" to be located on 535 College Highway in the Business Restricted (BR) zone. The applicant will talk informally at a meeting before proceeding.
7. Assisted the home owner of 38 Miller Road on zoning requirements for a Residential 40 (R40) zone for a proposed addition of a garage. They will have to go to the Board of Appeals for a variance.
8. Had continuing conversations with Mr. Arata of Carbon Financing for a proposed solar farm off Congamond Road.

PUBLIC COMMENTS: 7:05 p.m.

There were no public comments.

APPOINTMENTS:

7:15 p.m. 33 Tannery Road Public Hearing

The Planning Board held a joint Public Hearing with the Tree Warden, Mr. Brown to discuss the proposal by the applicant Mr. Stevens to remove trees from his property on 33 Tannery Road. Mr. Brown said he had posted the trees for the neighbors to see. Mr. Brown said he has no opposition to the proposal and the applicant himself will pay to have the trees removed.

A MOTION was made by Mr. Utzinger and was seconded by Ms. Ackerman to close the Public Hearing. The motion passed unanimously.

The Planning Board and the Tree Warden, Mr. Brown reviewed a draft decision for a Special Permit.

A MOTION was made by Ms. Ackerman and seconded by Mr. Doherty to accept the draft decision. The motion passed unanimously.

7:35 p.m. 22 Nicholson Road Public Hearing

The applicant Mr. Hawbaker was not present to discuss his application for a Storm Water Management Permit. His application is to disturb more than an acre of land on 22 Nicholson Hill Road. Since no additional information was provided the Planning Board decided to continue the Public Hearing.

A MOTION was made by Mr. Utzinger and seconded by Mr. Doherty to continue the Public Hearing To October 26, 2017 at 7:30 p.m. The motion passed unanimously.

ROUTINE BUSINESS:

7:50 p.m. Minutes

A MOTION was made by Mr. Phelps and seconded by Mr. Doherty to accept the minutes of August 1, 2017. The motion passed unanimously.

7:55p.m. Minutes

A MOTION was made by Mr. Phelps and seconded by Ms. Ackerson to accept the minutes of August 9, 2017. The motion passed unanimously

8:00 p.m. Noble Steed Discussion

Mr. Slessler has recused himself from this discussion since he is related to the Contractor. The Board discussed whether a consultant was needed to inspect work during construction.

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Sutton, **SECONDED** by Mr. Phelps to adjourn at 8:10 p.m. Vote was unanimous.

Michael Doherty _____
Chair

Marcus Phelps _____
Vice Chair

Richard Utzinger _____

David Sutton _____

Michelle Ackerman _____

Gina Patterson _____
Associate member

Respectfully submitted,
Ruth Preston
Planning Board Administrative Assistant