



Town of Southwick

Planning Board

MINUTES



January 9, 2018

MEMBERS IN ATTENDANCE:

Michael Doherty, Chair
Marcus Phelps, Vice Chair
David Sutton
David Spina, Associate
Alan Slessler, Town Planner

ABSENT:

Richard Utzinger

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. Owner of land on Feeding Hills Road adjacent to golf course/shooting range would like to build a medical facility. The property is located in the Residential 40 (R40) zone. Medical facilities are not allowed in the R40 zone. The owner may attempt to have the zone changed to Business Restricted (BR) zone.
2. Tree413 business on 642 College Highway may be asking for a change of use and site plan in the BR zone for storage of construction equipment, logs, etc. The Town has received many complaints regarding use.
3. Talked to a developer who would like to construct a subdivision at 38 Mort Vining Road. There is 70 acres of land that is in chapter 61 and may have an existing historical building on the property.
4. Met with a representative from GroSolar who proposes to build a solar installation on land owned by Tilcon Materials on Hudson Drive located in the Industrial Restricted (IR) zone. There are 55 acres of land currently used for gravel removal.
5. Reviewed Local 98 proposals for a teaching facility on Hudson Drive.
6. The SelectBoard would like to have a joint meeting with the Planning Board on January 16, 2018 regarding vacant Planning Board position.
7. An individual is interested in purchasing 532 College Highway for sales of cars, boats and guns,

PUBLIC COMMENTS: 7:05 p.m.

There were no public comments.

APPOINTMENTS:

7:15 p.m. Hudson Drive, Map 49 parcel 5 Public Hearing

Mr. Doherty read the legal notice for the public hearing. Mr. Keith Terry with Sherwin Land Survey and Phil Chafee, business manager of Local 98, made the proposal for the International Union of Operating Engineers. The applicant proposes to construct a 17,066 square foot one story office/classroom building, portable office and classroom maintenance building, with paved parking area and gravel equipment storage area in the rear. The applicant will provide instruction on excavation equipment operation. The instruction will be held in small classes of 20 students.

Instruction will be conducted during the daytime, evenings and Saturdays. Instruction will include class room learning, maintenance building hands on practice and in-field equipment operation. The in-field equipment operation will be limited to an area outside the 200 foot riparian zone which will be marked with permanent markers placed 100 feet on center. Mr. Terry reviewed the site plan. Mr. Slessler who said that they met with the DPW Director and the applicant revised the plan based on his comments. Mr. Terry reviewed the plan changes. He said they plan to return to the Conservation Commission for approval of the changes. He said all equipment will be stored in the fenced in area and the materials will be stored inside the maintenance building along with the fuel equipment. Mr. Slessler asked if the floor drains will be installed in the maintenance building to prevent drainage of fuel into the ground. He said the equipment will be stored on the gravel. Mr. Doherty said that Mr. Spina will be designated as a voter on this project hearing, with no objection by the applicant.

Mr. Doherty read the recent notes from the DPW Director (**SEE ATTACHMENT A**).

Mr. Doherty said the Wellhead District will be the biggest issue. Mr. Drost said it is not like a gas station. The fuel use is limited. There was more discussion about fuel containers and storage and other issues noted by the DPW Director. Mr. John Drost, the Attorney for the applicant, stated if they could not have fuel on the site it could be this project might not be put on this site. Mr. Sutton suggested a double sided container with an alarm system.

Mr. Doherty read the recent notes from the Building Inspector (**SEE ATTACHMENT B**).

Mr. Doherty read the recent notes from the Fire Department (**SEE ATTACHMENT C**).

Mr. Doherty read the recent notes from the Sherwin & Fryrydryk LLC (**SEE ATTACHMENT D**).

The applicant was given copies of the attachments. Mr. Drost said there will be 30 parking spaces, including handicapped spaces. The staff consists of 4 during busy times. Classes are run in the evening two days a week. Wintertime they hold classes primarily indoors. He said these students usually have jobs. Class times are scheduled around students working. A crane will be in a stationary position. Unlike the other equipment it will not be stored behind the fence. Several people in the audience were in support of the project and stated it would be a great asset to the Town and a great use of the space and helps provide jobs.

A MOTION was made by Mr. Sutton and seconded by Mr. Phelps to continue the hearing for Hudson Drive Map 49 Parcel 5 to January 23, 2018 at 7:15 p.m.

8:00 p.m. 662 College Highway Continued Public Hearing

Mr. Slessler said they went to the Zoning Board of Appeals last night and received a 10 foot variance. Mr. Doherty said he received a request to continue the Public Hearing.

A MOTION was made to continue the hearing for 662 College Highway to February 6, 2018 at 7:15 p.m. The motion passed unanimously.

8:30p.m. Depot Square Continued Public Hearing

Mr. Doherty said that this Public Hearing has been continued several times since June. He said he is concerned about having a proper number of Board members qualified to vote. Mr. Phelps mentioned that there has been the passing of one Board Member, and a new Associate who cannot vote and another Board member absent for three meetings. Mr. Doherty read a request from Mr. Goddard for a continuation of the Public Hearing.

A MOTION was made by Mr. Phelps and seconded by Mr. Sutton to continue the Public Hearing for Depot Square to January 23, 2018 at 7:30 p.m. The motion passed unimously.

ROUTINE BUSINESS

8:00 p.m.

Report on Marijuana Sub Committee

Mr. Phelps reported on the Marijuana Sub Committee. He said it was established with 7 members, but since Mrs. Ackerman has passed away the Committee will continue to meet with 6 members and still needs 4 people to make a quorum to vote. He said the 8th revision of the draft bylaw. The Cannabis Control Commission did release 107 pages of draft regulations and 95% of it is procedural. He said the committee is using an overlay district approach. He said any use of the product will require a Special Permit and Site Plan Review. He said there is one area for the production of the product and another for the dispensing of the product. He said the Bonding is a problem because the State is requiring a bond and those funds may not be available to the Town the State keeps the bond money. He said if a company goes out of business the Town's may have to secure and remove product from the facility. He said this will require a Town bond. He said there are only a few terminology changes needed to the draft bylaw and hopes to get a draft to the Planning Board soon. Mr. Doherty asked if it would help to bring in a new person to the Committee. Mr. Phelps said he did not think it necessary.

8:30 p.m.

Minutes

A MOTION was by Mr. Phelps and seconded by Mr. Sutton to approve the minutes of December 12, 2017. The motion passed unanimously.

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Sutton, **SECONDED** by Mr. Phelps to adjourn at 8:45 p.m. Vote was unanimous.

Michael Doherty _____
Chair

Marcus Phelps _____
Vice Chair

Richard Utzinger _____

David Sutton _____

David Spina _____
Associate member

Respectfully submitted,
Ruth Preston
Planning Board Administrative Assistant