



Town of Southwick

Planning Board

MINUTES



October 17, 2017

MEMBERS IN ATTENDANCE:

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

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. Received plans questions for 44 Point Grove Road on setbacks within the Business (B) zone. Proposed buyer may have to go to the ZBA for variances. A single family residence is not allowed in the B zone.
2. A decision for 22 Tannery Road was prepared.
3. Received plans for a ground mounted solar system for 50 Foster Road which is less than 1,000 square feet.
4. A Physical Therapist requested to install a business in 43 Hudson Drive a building for commercial use. They questioned if was allowed in IR zone.

PUBLIC COMMENTS: 7:05 p.m.

Mr. Anatoli Padlyuk of Westfield a Physical Therapist requested to install a business in 43 Hudson Drive a building for commercial use. Mr. Slessler said the at one time 43 Hudson Drive was designed for be an Adult Day care facility. However they did not receive their certificate. So they receive permission to become offices for the company. He said what the current question is can his therapy office be allowed in IR zone. He said they are presently all separate offices with bathrooms, it is and handicapped accessible and sprinklers were installed He said there is a lot of parking in the rear. He wanted to know if a modification to a Special Permit is required. Mr. Doherty said it looks like you can install your office because the Special Permit is for professional offices.

APPOINTMENTS:

7:15 p.m. 63 Congamond Road Public Hearing

Financial Strategies LLC applied for a Special Permit, Site Plan Review and a Stromwater Permit for a Solar Project to be located in two parcels off 63 Congamond Road. The two areas are located on Assessors Map 158, Parcel 001 and Assessors Map 162, Parcel 004 north of Goose Pond and south of Goose Pond. The Applicant proposes to erect a 2.0 Megawatt Solar Array on 11 acres of land located in the Industrial Restricted (IR) zone and Agricultural/Conservation (AC) zone. Timothy Coon, the engineer presented the maps of the sites and explained where the two sites would be located. He said they are requesting two Special Permits, one for each location. He said both parcels are land locked. He said there are dirt farm roads around the property and the farmers will continue to use the land outside the fence

around the solar farms. He said there are a couple of wetland crossing and they received permission from the Conservation Commission to proceed with their plan. He said that the land is flat and there will be limited disturbance for the solar arrays. The elevated solar panels are at a height that allows vegetation to grow underneath which will reduce the run off. The existing dirt road that comes in from the gate of the existing solar array will be improved. It is currently a 10 foot wide road and the plan to make it 14 feet wide with a gravel surface. He said this will support the trucks working on the site including Electrical utility trucks. He said they asked for a waiver from section 185- 23.2, H 3 which requires a landscape buffer strip since this location is very remote and not visible from any roads or residences. Mr. Slessler asked if each site was going to be fenced in. Mr. Coon responded yes. The Planning Board reviewed the map with Mr. Coon and the underground and above ground connection to the EverSource Utility. Mr. Doherty read an email from the DPW Director for the Goose Pond project. **(SEE ATTACHMENT A)**

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to close the hearing for 63 Congamond Road Solar Project. The motion passed unanimously.

Mr. Jeff Marcel said he is working with the Solar Committee and asked if The Planning Board would vote on the Special Permits now which will allow them to apply to the Massachusetts Application for Cap Allocations (ACA), stating the permit is an acceptable use. He said the November deadline to begin construction is OK. The Planning Board reviewed the items in the Special Permit that will be approved at the November 7th meeting. Mr. Marcel said the vote is fine for the ACA. He said the Board can put any conditions afterward in the Special Permit. He said he will draft a form for Mr. Doherty to sign. It will be like a previous letter that was also necessary.

A MOTION was made by Mr. Utzinger and seconded by Mr., Sutton to approve the Special Permit, Site Plan Review and a Storm Water Permit for 63 Congamond Road site Assessors Map 162, Parcel 004 for a solar project with the waiver of the landscape buffer and the approval of the overhead and underground lines and subject to the condition of the surety bond as determined by the Planning Board.

A roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes Ms. Ackerman, yes
The vote passed unanimously

A MOTION was made by Mr. Utzinger and seconded by Mr., Sutton to approve the Special Permit, Site Plan Review and a Storm Water Permit for 63 Congamond Road site Assessors Map 158, Parcel 001for a solar project with the waiver of the landscape buffer and the approval of the overhead and underground lines and subject to the condition of the surety bond as determined by the Planning Board.

A roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes Ms. Ackerman, yes
The vote passed unanimously.

8:45 p.m. 50 Foster Road Site Plan

Amerin Goldstein, Manager of Trinity Solar located in Holyoke Mass. He said they propose to install a Ground Mounted PV Solar Project at 50 Foster Road. He said the there will be 290 panels being built in a residence approximately 350 feet behind the house The project will be 930 square feet. Mr. Slessler said that in the Residential zone it must be no more than 1, 000 square feet. Mr. Goldstein said that it is protected from any of the neighbors. He said that they did review this with the Conservation Commission. The Board measured the scale on the map and added it to the map.

A MOTION was made by Ms. Ackerman and seconded by Mr. Sutton to approve the application for a site plan approval for 50 Foster Road for the installation of a solar array. The motion passed unanimously.

ROUTINE BUSINESS:

8:15 p.m. 22 Tannery Road Decision

A draft decision was presented for review By the Planning Road. After a discussion the Board made a change and additions.

A MOTION was made by Mr. Sutton and seconded by Mr. Phelps to accept the modification to the Special Permit for 22 Tannery Road.

A roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes Ms. Ackerman, yes

The motion passed unanimously.

8.15p.m. Minutes

A MOTION was made by Mr. Sutton and seconded by Mr. Phelps to table the minutes to November 7, 2017 meeting.

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 8:20 p.m. Vote was unanimous.

Michael Doherty _____ –
Chair

Marcus Phelps _____
Vice Chair

Richard Utzinger _____

David Sutton _____

Michelle Ackerman _____

Respectfully submitted,
Ruth Preston
Planning Board Administrative Assistant