



Town of Southwick

Planning Board

MINUTES



November 7, 2017

MEMBERS IN ATTENDANCE:

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

ABSENT:

Marcus Phelps, Vice Chair

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. Question was asked about creating subdivision lots on 3 Fourth Street and 49 Miller Road. The lots are pre-existing nonconforming. The lots cannot be made more nonconforming.
2. The Southwick Golf Course is for sale. The Town has the right of first refusal. The new owner wants to use the property for residential structures. The property consists of approximately 113.88 acres located in Residential (R20) and Residential (R40) zones. It was suggested that the restaurant located on the premises may request a zone change. The restaurant is grandfathered in since 1928.
3. Talked to a developer in regards to the Williamsburg Subdivision located off Stage Coach Road and Sunnyside. The subdivision was proposed approximately 8 years ago.
4. Created a proposed overlay district for the Medical and Recreations Marijuana Subcommittee.
5. Received calls regarding proposed training facility on Hudson Drive for Operating Engineers.
6. Revised draft decisions for 63 Congamond Road for proposed large ground mounted solar sites.

PUBLIC COMMENTS:

7:10 p.m. 292 College Highway Discussion
Eric Mason asked about holding weddings in an existing barn located on his 86 acres agricultural property located in the Residential 40 (R40) zone at 292 College Highway. It is presently a tobacco farm. He said they would like to generate income for the farm in future years. Mr. Slessler said he is trying to determine if it is allowed to hold weddings in their barn. He said it would be seasonal because of the farming season. Mr. Mason said that half of the barn will be used to cure tobacco with a firewall separating the two sections. Mr. Doherty said he cannot see a clause in the regulations that allow this use on the property. He said there is a possible way it could be put in. He said not many people would be against it. He said Mr. Mason would be required to apply for a Special Permit and Site Plan Approval.

APPOINTMENTS:

7:25 p.m. 22 Nicholson Hill Road Continued Public Hearing
Mr. Doherty read an email from Rob Leveque's office requested a continuance of the Public Hearing for 22 Nicholson Hill Road.

A MOTION was made by Mr. Utzinger and seconded by Mr. Sutton to continue the Public Hearing for 22 Nicholson Hill Road to December 12, 2017 at 7:15 p.m. The motion passed unanimously.

7:30 p.m. 195 Vining Hill Road Site Plan

No one was present for the 195 Vining Hill Road solar proposal. The Board reviewed the information and decided they would like to visit the site since the panels' will reach the unusual height of 20 feet. The Board decided to continue the Site Plan Review.

A MOTION was made by Mr. Utzinger and seconded by Mr. Sutton to continue the Public Hearing for 195 Vining hill Road to November 28, 2017 at 7:15 p.m. The motion passed unanimously.

7:40 p.m. Depot Square Continued Public Hearing

Mr. Doherty read an email from Rob Leveque's office requesting a continuance of the Public Hearing for Depot Square to the next Board meeting.

A MOTION was made by Mr. Utzinger and seconded by Mr. Sutton to continue the Public Hearing for Depot Square to December 12, 2017 at 7:30 p.m. The motion passed unanimously.

7:45p.m. 68 Feeding Hills Road Bond Discussion

Mark Jasinskans, representing EverSource and Laura Lefebvre with TRC met with the Planning Board to discuss bonding for 68 Feeding Hills Road, the EverSource solar project. Ms. Lefebvre submitted a document on Decommissioning Cost Estimate (**SEE ATTACHMENT A**). She said the labor is factored in to the disassembly and disposal of the solar panels. Mr. Slessler said that the difference in EverSource is that they own the land. He said the other solar projects in Town are on leased land. He met with the DPW Director and estimated the cost of disassembly and removal of solar panels. Mr. Doherty said he was concerned about the statement that the value of the scrap metal will quadruple in value in the next 25 years. The Board reviewed the figures of the projected increased values of the solar panels and supporting system. Mr. Doherty had concerns about the figures presented. Mr. Jasinskans said they are required to post a bond with the State. Mr. Doherty said those funds would not cover this project and the funds would not go to the Town. Mr. Jasinskans said other Towns are not requiring a bond but the State requires one. He asked if the State bond is accessible to the other cities and Towns. He was told no. Mr. Sutton said he did not like the liability put on the Town. Mr. Jasinskans said if the Town of Southwick usually requires a bond EverSource would go along with it. Mr. Doherty said he does not want the bond requirement waived because it is EverSource. Mr. Doherty asked what figure will they propose for a bond. The Board continued to review the numbers on the form submitted. They came to the conclusion that \$294,000 for the bond would work. Mr. Jasinskans said he felt the fastest route would be a letter of credit and he does not think EverSource would have problem with it.

A MOTION was made by Mr. Utzinger and seconded by Mr. Sutton to approve s bond amount of \$294,000 plus the escalation language. The Motion Passed unanimously.

ROUTINE BUSINESS

8:20 p.m. 63 Congamond Road map 162 parcel 4 Decision

A MOTION was made by Mr. Utzinger and seconded by Ms. Ackerman to approve the Special Permit and Site Plan Approval for a large ground mounted photovoltaic solar project at 63 Congamond Road, map 162 parcel 4.

Roll Call Vote:

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

A MOTION was made by Mr. Utzinger and seconded by Ms. Ackerman to approve the Stormwater Management Permit for 63 Congamond Road, map 162 parcel 4.

Roll Call Vote:

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

8:35 p.m. 63 Congamond Road map 158 parcel 1 Decision

A MOTION was made by Mr. Utzinger and seconded by Ms. Ackerman to approve the Special Permit and Site Plan Approval for a large ground mounted photovoltaic solar project at 63 Congamond Road, map 158 parcel 1.

Roll Call Vote:

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

A MOTION was made by Mr. Utzinger and seconded by Ms. Ackerman to approve the Stormwater Management Permit for 63 Congamond Road, map 158 parcel 1.

Roll Call Vote:

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

8:40 p.m. Minutes

A MOTION was made Mr. Sutton and seconded by Ms. Ackerman to accept the minutes of September 26, 2017. The motion Passed unanimously.

A MOTION was made Mr. Utzinger and seconded by Ms. Ackerman to accept the minutes of October 3, 2017. The motion Passed unanimously.

A MOTION was made Mr. Utzinger and seconded by Mr. Doherty to accept the minutes of October 17, 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. Utzinger to adjourn at 8:45p.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

CC: Town Clerk - SelectBoard - Historical Commission - Board of Assessor - Board of Appeals - Building Inspector - Water Department – DPW - EDC – Agricultural Commission

Email: Safety Officer, Park and Recreation, Conservation Commission, Health Director, Fire Department, Cemetery Commission