



# Town of Southwick Planning Board MINUTES



**December 12, 2017**

**MEMBERS IN ATTENDANCE:**

Marcus Phelps, Vice Chair  
David Sutton  
Michelle Ackerman  
David Spina, Associate  
Alan Slessler, Town Planner

**ABSENT:**

Michael Doherty, Chair  
Richard Utzinger

The regularly scheduled meeting of the Planning Board was called to order at 7:00 p.m. by Mr. Phelps. He stated that the meeting was being recorded and asked if anyone in the audience was recording the meeting. He introduced Mr. Spina who was jointly appointed by the SelectBoard and the Planning Board as the new associate member to the Planning Board.

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

1. Inquiry into a possible solar site on a 16 acre parcel at 126 College Highway.
2. Reviewed plans for O'Rielly Auto Parts at 662 College Highway and the Hudson Drive proposed training facility.
3. Met with the owners of 302 Granville Road seeking an access to the rear lot off a 60 foot R.O.W. a Public Way would have to be constructed to serve the existing five parcels.
4. Had continuing conversations with Ms. Hill the Town Clerk regarding Bonding for the Goose Pond solar project and EverSource solar project.

**PUBLIC COMMENTS:** 7:05 p.m.

There were no public comments. Mr. Phelps gave a report on the Marijuana Sub Committee.

**APPOINTMENTS:**

7:15 p.m. 22 Nicholson Hill Road Continued Public Hearing

Mr. Slessler said he was asked to close the hearing. The applicant decided not to purchase the property.

**A MOTION** was made by Mr. Sutton and seconded by Mrs. Ackerman to close the hearing for 22 Nicholson Hill Road. The motion passed unanimously.

7:30 p.m. 662 College Highway Public Hearing

Jim Bernardino a representative of O'Rielly Auto Parts. He said the building will be located in the Business Restricted (BR) zone. He said there is presently a building on the property which will be razed. He said except for a few trees the lot is essentially a grass lot. He said there are wetlands in the rear of the property. He said the company reviewed the Southwick Design Guideline Handbook. Because of this they placed the building on the streetscape with parking along the sides and the front of the building. He said they needed to seek relief from the Zoning Board of Appeals (BOA) to allow the building in the front. The BOA was not receptive to that plan. They wanted the building further back from the road. So they withdrew the plan and went back and redesigned the project as presented tonight. He said they propose a 7,000 square foot building for sales of auto parts. There will be no vehicle maintenance or service. They also have associated parking spaces. There are dedicated loading areas for daily deliveries from their own

suppliers. Deliveries are usually scheduled in off hours to not impede the customers. Access to the store is a drive way with a 30 foot wide curb cut. He said the trash bin will be enclosed. He said they have developed a stormwater collection basin and treatment to mitigate the increase of impervious surface on the site and an infiltration basin at the rear of the property. He said they do have public water, gas and electric. He said they have not finalized with the Board of Health position on where to locate the septic system. He said they have done perk tests on the site. He described the LED lighting plan which will keep the lighting on the property. He said they have filed a Notice of Intent with the Conservation Commission to review the wetlands and boundaries. He said they have received comments from the Department of Public Works about water connection. Mr. Slessler reviewed the application and found the parking areas are correct. He said he and the DPW Director reviewed the plans and found them okay. Mr. Phelps read a memo for the DPW Director (**SEE ATTACHMENT A**). Mr. Phelps asked if they would show the Board the architectural rendition of the building to see the appearance of the building, Loren Sagaser, the architect described the exterior of the building. Mr. Slessler said they have had several meetings to discuss the exterior of the building and the Southwick Design Guidelines Handbook. He said they are trying to utilize the New England type style. A member of the Board of Appeals asked how far back from the road is the building. Mr. Bernardino said the building is 82 feet from the road. Mr. Phelps said that because the Board should wait for the Conservation Commission to review of the project he suggested the hearing be continued.

**A MOTION** was made by Mrs. Ackerman and seconded by Mr. Sutton to continue the Public Hearing for 662 College Highway to January 9, 2017 at 7:30 p.m. The motion passed unanimously.

7:45p.m. 63 Congamond Road Discussion

The Planning Board continued the discussion about the decommissioning bond for the solar array to be located at 63 Congamond Road. Mr. Jeff Massal and Sam Malin represented the Loadstar Energy Solar Company. They have applied for a building permit. Mr. Massal said now that we have agreed on the \$75,000 per site we would like to get a letter from the Planning Board stating that an agreement has been reached so they can get a building and electrical permit. Mr. Phelps said the Town Accountant must be okay with the bonding process. Mr. Slessler has met with the Town Accountant and explained the project. He said she explained to you there must be a surety bond or a letter of credit. Mr. Massal said they had talked to the Town Accountant and she questioned whether they could pay the amount. The Board continued to discuss options of payment. They said it is up to the Town Accountant decide how it will be managed. Mr. Phelps said that if a letter is drafted it would need to say \$75,000 for each site, a total of \$150,000 Initial deposit into an escrow account for the project with the expectation it will accrue over time or a bond for \$300,000. They have already done some work on the property and are now waiting for an agreement with the Town Accountant.

**A MOTION** was made by Mr. Sutton and seconded by Mrs. Ackerman to send a Letter to the Town Accountant that the Planning Board agrees to \$150,000 in an escrow account or \$300,000 in a surety bond The motion passed unanimously,

8:00 p.m. Depot Square Continued Public Hearing

Mr. Rob Lévesque of Lévesque Associates and Mr. Lucier represented Depot Square regarding sidewalks and a gate. Mr. Phelps read a communication from the Fire Chief (**SEE ATTACHMENT B**). He also read an email from Sergeant Kirk Sanders the Safety Officer (**SEE ATTACHMENT C**). Mr. Lévesque said the safety office and the Fire Department are okay with using a magnetic locking gate. He said that both departments will have access to open the gate. He said there will be a proposal to change the name of the road to Stokers Line. He said the name change will affect eight residents. Mr. Slessler said that the name change would have to be proposed to the SelectBoard. Mr. Lucier said the Police and Fire Departments will also have backup keys in case of a problem. Mr. Phelps asked if there is enough space to put the snow so it does not block the gate. Mr. Lucier said there is enough room for snow removal and the present gate will remain with a few changes. Mr. Phelps asked if they could discuss the other issue of sidewalks. Mr. Lévesque showed on the map where the present sidewalks are. He showed where the new sidewalks were to be placed. He said the run of a sidewalk can exceed 5% grade. He said however, the

changes in the project since its inception will affect future sidewalks. He did not suggest cutting back the driveway to accommodate a sidewalk. He said with gate being permanent there will not be too much traffic. He said the grades near the top of the road are much steeper than the lower section. He also does not recommend a bike lane because the width of the road was not designed for that. Mr. Lucier said he was planning on installing two 15 miles an hour road signs. Mr. Slessler asked if an as built plan has GFGF been completed. Mr. Lévesque said an as built has not been done at this time. Mr. Phelps said an as built would provide information to help determine if waivers would be allowed. He wants an engineering study. Mr. Leveque said he could get the information by January 9, 2018.

A **MOTION** was made by Mr. Sutton and seconded by Mrs. Ackerman to continue the Public Hearing to January 9, 2018, at 7:50 p.m. 2018. The motion passed unanimously.

**ROUTINE BUSINESS:**

8:34 p.m. \_\_\_\_\_ Minutes

A **MOTION** was made by Mr. Sutton and seconded by Mrs. Ackerman to accept the minutes of November 28, 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 8:02 p.m. Vote was unanimous.

Michael Doherty \_\_\_\_\_ –  
Chair

Marcus Phelps \_\_\_\_\_  
Vice Chair

Richard Utzinger \_\_\_\_\_

David Sutton \_\_\_\_\_

Michelle Ackerman \_\_\_\_\_

David Spina \_\_\_\_\_  
Associate member

Respectfully submitted,  
Ruth Preston  
Planning Board Administrative Assistant