



Town of Southwick

Planning Board

MINUTES



May 22, 2018

MEMBERS IN ATTENDANCE: Michael Doherty, Chair
Marcus Phelps, Vice Chair
Richard Utzinger
David Spina,
Alan Slessler, Town Planner

ABSENT: David Sutton
Roz Terry, Associate

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. Attorney Reilly had questions about 19 Powder Mill Road in the South View Association Condos.
2. There was a question about 43 Vining Hill Road and when the silt fence along Noble Stead can come down because it is unsightly. The Conservation Commission confirmed the lawn is established and that the fence may come down.
3. Jen Nolasco, of 101 Point Grove Road, Louie B's, would like to lease 10 dock spaces. Lake Management Committee is opposed to this project due to lack of parking spaces. Mrs. Nolasco is seeking to address the parking issue.
4. Had a conversation with Goose Pond solar and EverSource solar representatives regarding the Bond issues.
5. Had questions by new owner of A. J. Precision Inc. located on 13c Industrial Drive in the Industrial (I) zone. It is a machine shop that is manufacturing gun parts. There are no retail sales on the site. All parts are shipped to other businesses. The ATF is requiring an approval letter from the Town. The business is registered with the Town Clerk and the Southwick Police Department.

PUBLIC COMMENTS: 7:05 p.m.

Mr. Wade Austin, owner of A. J. Precision Inc., located at 13c Industrial Drive in the Industrial (I) zone. It is a machine shop that is manufacturing firearm parts. It is allowed in the zone. There are no retail sales on the site. All parts are shipped to other businesses. He does not make firearms, just parts. The ATF is requiring an approval letter from the Town. The business is registered with the Town Clerk and the Southwick Police Department. He said that he needs a letter of approval to maintain his manufacturing license. A letter stating manufacturing in the Industrial zone is allowed was given to Mr. Austin on May 23, 2018.

APPOINTMENTS:

7:20p.m. 101 Point Grove Road Discussion

Jen Nolasco, 101 Point Grove Road, Louie B's, would like to lease out 10 dock spaces. She said she thought she was at the meeting for approval of renting the slips. She said she was attending the meeting as a follow-up to the meeting held in 2015. She said the Board said she could not rent dock spaces because she did not have enough parking spaces. She said she now has 10 available parking spaces for the marina across from Nora's restaurant. She showed the Board a picture of the land for the parking spaces. She said she paid for a Chapter 91 permit and has the approval. The Board reviewed the minutes of December 18, 2015, the last time she appeared before the Board with a request for renting dock space. Mr. Doherty said at that time you had 18 berths and you have increased that to 22. She said all she had to do was prove she had ten parking spaces. She said she got the license according to Chapter 91. She said in 2015 the Board told her she needed 10 parking spaces. She said she now has 10 parking spots that are not part of Nora's parking lot but are dedicated to the marina. Mr. Doherty said that in the minutes there was concern about the restricted parking in Louie B's. Mrs. Terry, in 2015, said the applicant needs to come back for a discussion. Mr. Doherty said the Board will need a site plan for the additional parking. She said she wants to rent out the slips tomorrow. Mr. Slessler said typically we get six plans weeks ahead so they can be advertised and seen by all Boards. Mr. Doherty asked if she has been renting the spaces. She said she has not and the other renting lots are full. Ms. Nolasco said that if she doesn't rent them this weekend she guarantees she will not be able to rent them. Mr. Doherty said that she should have come to a Planning Board meeting with this issue before. The applicant said that if she did not get approval she would go to a higher authority. Mr. Doherty said there is a lot of information the Board does not have regarding these parking spaces. He said that he would like to have a site plan for the area where she plans to have the 10 parking spaces. Mr. Utzinger said he would like to see a letter from the Safety Officer. Mr. Doherty said he would like a plan that the other Boards can see. Ms. Nolasco said she feels the Board is asking for something not asked of the other boat rentals in Town. Mr. Doherty said she would need to create a site plan, and the picture of the site was not good enough. The Board agreed that a site plan is needed. Ms. Nolasco asked for a copy of the recorded minutes and was told she could have one.

7:55 p.m. 66B Congamond Road ANR

Mr. Slessler said there is a road off Congamond Road that is a common driveway that services several houses. He showed where the last house on the driveway was. The owners plan to sell 11 acres of their land to the family in the next house for purposes of creating a farm. He said the sellers had enough land and would not become nonconforming. The house buying the 11 acres would become more conforming. He said they are not changing any frontages or the access. The Board reviewed the map. All buildings will remain.

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to approve the ANR for 66B Congamond Road. The motion passed unanimously.

ROUTINE BUSINESS:

7:45 p.m. 306 Feeding Hills Road Reading Notice

Mr. Doherty read a letter from Mr. Lévesque's office to withdraw the request for a zone change for 306 Feeding Hills Road.

A MOTION was made by Mr. Utzinger and seconded by Mr. Spina to accept the withdrawal for a zone change on 306 Feeding Hills Road. The motion passed unanimously.

7:50 p.m. Minutes

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to approve the minutes of April 24, 2018. The motion passed unimously.

7:52 p.m. Minutes

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to approve the minutes of May 1, 2018. The motion passed unimously.

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Spina, **SECONDED** by Mr. Phelps to adjourn at 8:00 p.m. Vote was unanimous.

Michael Doherty _____
Chair

Marcus Phelps _____
Vice Chair

Richard Utzinger _____

David Sutton _____

David Spina _____

Roz Terry _____
Associate member

Respectfully submitted,
Ruth Preston
Planning Board Administrative Assistant