



# *Town of Southwick*

## **Planning Board**

### **MINUTES**



**June 5, 2018**

**MEMBERS IN ATTENDANCE:** Michael Doherty, Chair  
Marcus Phelps, Vice Chair  
Richard Utzinger  
David Sutton  
David Spina,  
Roz Terry, Associate  
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. Sent an informational letter to Jen Nolasco at 101 Point Grove Road regarding proposed parking for renting of dock slips. It appears she has rented three dock slips at this time. The Board had a brief discussion about who is responsible to deal with the situation.
2. Met with potential owner of 74 College Highway regarding potential use of marijuana growing on 10.8 acres in the Industrial (I) zone. They are also interested in a large ground mounted solar panel.
3. Talked to the owner of 822 College Highway regarding Business Restricted (BR) Zone and changing the existing house to Business (B) zone.
4. Talked to potential owner of lots 8, 9, 10 for a dental practice. Lot 8 is 8.3 acres in the Business Restricted (BR) zone. 9 and 10 are in the Residential 20 (R20) zone. The individual requested a possible zone change on lots 9 and 10.
5. Received Flexible Residential Development plans for the East side of the Southwick Country Club.

**PUBLIC COMMENTS:** 7:05 p.m.  
There were no public comments.

**APPOINTMENTS:**

7:15 p.m. Depot Square Continued Public Hearing  
Mr. Doherty opened the continued Public Hearing for Depot Square. Mr. Slessler said if there were to be no sidewalks then Mr. Lucier was to provide some decorative items in return to the Home Owners Association. Mr. John Goddard, of R. Lévesque Associates, represented the applicant Mr. Lucier. He said that the access gate up at the top has been installed with a key pad for the Town Police and Fire Departments. He submitted a diagram of the addition of the parking area near the kiosk with mail boxes. He said it is about thirty feet long so that cars can pull in with ease. He said that they can add an extra bit of paving on the back side to access the mail kiosk. The Board discussed how this would work for both cars and children meeting the school

bus. The Association indicated they are satisfied with the changes. They have an agreement with Mr. Lucier to provide projects in lieu of additional sidewalks. Mr. Slessler said there are several projects left to complete before Mr. Lucier submits his as-built plans. He said they have not decided on a street name. He said when all is complete his bond will be released.

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Sutton to continue the Public Hearing for Depot Square to June 26, 2018 at 7:15 p.m. The motion passed with one abstention.

7:50 p.m. 16 Sheep Pasture Road ANR

Mr. Paul Whalley and Mrs. Bonnie Whalley submitted an ANR application for 16 Sheep Pasture Road. Mr. Slessler said the ANR on 16 Sheep Pasture Road is for two lots and both the lots met the frontage requirements and acres located in the Residential 20 (R20) zone. The Board reviewed the map.

**A MOTION** was made by Mr. Sutton and seconded by Mr. Phelps to accept the ANR as proposed for 16 Sheep Pasture Road. The motion passed unanimously.

**ROUTINE BUSINESS:**

7:58 Minutes

Mr. Doherty said he would prefer to hold the minutes of May 22, 2018 until the next meeting.

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