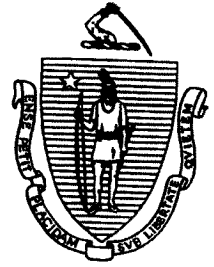


Town of Southwick **Planning Board**

MINUTES



July 10, 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. Had a conversation with an individual regarding land located in the Business (B) zone west and north of CVS. The individual is interested in installing a barn for storage. The Business zone does not allow the proposed use.
2. Reviewed Definitive Subdivision for westerly side of College Highway, Southwick Country Club for contents and specifications. Have sent revisions to Mr. Lévesque.
3. Met with potential new owner of Louie B's and updated him on docks, parking and Chapter 185, Zoning.
4. Brian Houlihan from Klaus Anderson has two Estate lots separated by a 200 foot lot each with a separate driveway. He stated that the westerly lot has a site line problem with the driveway. He proposes that a drive way be installed using the easterly estate lot.
(Common Driveways are not allowed between two Estate lots. The Board discussed the matter and recommended he put the driveway in the proposed Estate lot.

PUBLIC COMMENTS: 7:05 p.m.

Jessica Thornton submitted a letter of interest to serve as the Planning Board Associate member. She talked about her background and education and interest in being involved in the Town of Southwick. She said in her letter she would like to make a positive contribution to the Board and to the Community of Southwick. She resides at 352 Granville Road. The Planning Board after a brief discussion about the responsibilities of the Associates position signed her letter of application. The letter will be sent to the SelectBoard requesting a joint meeting for a vote to appoint Mrs. Thornton to the Associates position on the Planning Board.

APPOINTMENTS:

7:15 p.m. College Highway Development – West Continued Public Hearing

Mr. Doherty said this is a Continued Public Hearing for a Special Permit. Mr. Lévesque represented the applicants for the College Highway Development West and he said he has no problem with combining the Special Permit and the Definitive Plan. He presented a plan on the west side of the road located between College Highway and Sunny Side Road. He pointed out the property being preserved as open space. He said the Flexible Development allows for smaller lots and for preservation of open space. He said the Planning Board felt the Flexible plan for the land is more suitable because it protected more lands and provided more open space. He pointed out the changes in the plan. The proposed road will be called Sawgrass Lane. He said 24 lots are part of the Flexible Residential Development with one Conventional lot and two Flag lots. He said almost all lots can be accessed from Sawgrass Road. Mr. Doherty said he wanted to open the Definitive Plan Hearing so the meeting and discussion would be combined.

7:30 p.m. College Highway-West Definitive Plan Public Hearing

Mr. Doherty opened the College Highway West Definitive Plan Public Hearing.

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to combine the College Highway West Flexible Development Hearing and the College Highway West Definitive Plan Public Hearing. The motion passed unanimously.

Mr. Doherty read into the record the comments from the DPW Director. **(See Attachment A)**

Mr. Lévesque addressed all the comments except two. One was the snow removal problem at the cul-de-sac. Several options were discussed. Mr. Phelps requested that a park be placed on the property. Mr. Lévesque said that most people who are interested in locating on the property are not interested in having a park. A proposal was made that instead of a playground that a path be created to access the preserved open space which already has trails on it. If the Home Owners Association wants a pocket park they can create it themselves. He said there are several logging trails in the open space. The Board discussed a way to access the open space.

Mr. Doherty read into the record the comments from the applicants, Crestview Construction. **(See Attachment B)** The Board discussed the property between lot 8 and lot 9 and the possibility for the driveway location. Mr. Doherty said that they will wait for conservation to look at lot 9 because there will have to be a waiver request. Mr. Phelps mentioned that in the conditions there has to be a calculation for the amount the second sidewalk which has been waived would cost. He said those funds should have to be deposited in the Town Sidewalk fund.

Mr. Lévesque said there are a common driveway and a single driveway that enters onto College highway. The Contractor will have to get Mass. DOT approval for these driveways. The Board discussed foliage to be plant and berm along College Highway so the houses will not be seen from College Highway. Joe Fournier of 51 Bugbee Road said he was concerned about lot #1. It appears that the open space will be a buffer zone but within the buffer zone there is going to be a drainage system. So the Town will take over the drainage system and the owner will have no control over the owners' land. Mr. Lévesque said that the house footprint is about 40 feet away from Sunnyside Road and 40 feet off the Sawgrass Lane. It is 102 foot lot. A discussion followed this question. Mr. Fournier wanted to know if a house would fit in the lot comfortably.

Dale Siswick of 19 Sunnyside Road said that lot 22 will be exposed to a lot of traffic and noise from trucks and motorcycles. Mr. Lévesque said they plan to take precautions to eliminate the noise for that lot.

Mr. Knowles of 24 Wynnfield Circle asked how close the development comes to the Winfield Development. Mr. Lévesque said one lot abuts the property and the rest abuts open space.

Bob Knowles of 25 Wynnfield Circle asked where the houses were in Winfield Estates that abuts the project. Mr. Lévesque pointed to where they were.

Mrs. Holt of 15 Sunnyside Road asked because of the additional traffic on Sunnyside Road would the Town install speed bumps on the road. Mr. Slessler said the town is looking into that because of people actually going airborne on the road. They are trying to find grants for a speed table.

Mr. Lévesque said that all of the comments made by the DPW Director they are aware of. He said the two areas to be worked on are the playscape and the cul-de-sac on lots 8 & 9. Mr. Lévesque had a list of waivers including one sidewalk instead of two. He said under Chapter 315 he is requesting a waiver from Section 12 A1 when the Mylar prints are submitted. He said they would follow that. He said the developer requests a Flexible plan rather than a Definitive plan. A waiver requested from the FRD impervious surface. Mr. Doherty said the comments from DPW and the Town Planner should be incorporated in to the plan. The Board discussed the driveway for lot 9. The Board said that it will require the Conservation Commission approval. The Board discussed a waiver for a park. Mr. Phelps said that in the open space tree cutting should be allowed for public safety and also commercial timber harvesting. After some discussion the Planning Board changed their next meeting dates from August 7, 2018 to July 31, 2018. Mr. Lévesque said all the information discussed can be put on the plan. He said if the Board is comfortable to approve the project with conditions. Mr. Slessler said that all the restrictive covenants must be addressed before he gets a building permit.

A MOTION was made by Mr. Phelps and seconded by Mr. Sutton to continue the College Highway Development – West and the Definitive Plan as a joint hearing to July 31, 2015 at 7:15 p.m. The motion passed unanimously.

8:00 p.m. 5 Tobacco Road

Solar Project

The Solar Project was withdrawn.

ROUTINE BUSINESS:

8:52

Minutes

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minutes of June 20, 2018. 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 8:55 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

From: Randy Brown
Sent: Tuesday, July 10, 2018 12:14 PM
To: Alan Slessler
Cc: Ruth Preston
Subject: RE: Southwick Country Club

Please note that there was an attachment to my email. Please include the attachment with the comments.

From: Randy Brown
Sent: Tuesday, July 10, 2018 12:12 PM
To: Alan Slessler
Cc: Ruth Preston
Subject: Southwick Country Club

Alan/Ruth,

See DPW's comments on the plans for the proposed development titled "The Greens of Southwick (West)" as prepared by R. Levesque Associates and dated 6/20/18.

General

- The applicant shall secure an Access Permit through MassDOT for any work within the State right-of-way (College Highway, Route 202/10).
- The Water Department assesses a connection fee of \$825 per new service for new developments.
- The applicant shall provide a third party inspector to monitor construction and provide inspection reports to the Town in accordance with Section 315-10.1(B).
- The applicant shall deposit funds for sidewalks not installed on one side of the road into the Sidewalk Revolving Account that was established at the 2018 Annual Town Meeting. The amount shall be TBD.

Sheet 2

- The northern-most water main easement shall maintain a continuous 20' strip until it reaches the point where the 30' wide utility easement is shown. A section of this easement is shown to be 15' wide.
- Prior to razing the existing buildings, the existing water services shall be cut and capped as close to the main as possible.

Sheet C-4

- A dedicated location to push and pile snow should be provided and shown at the end of the cul-de-sac.
- Additional hydrant are necessary along Sawgrass Lane to provide a maximum distance of 400' between hydrants per Water Department standards.
- A cluster (3-way) of gate valves should be installed at each 8" x 8" tee. In addition, a gate valve is needed at the end of the line at the Sunnyside Road entrance.
- Proposed water services to each property should be shown along with a curb stop at the property line.
- A blow-off at the end of the water main at Sunnyside Road will be needed for flushing and disinfection purposes.
- Water collected from roof leaders should be shown and should be either infiltrated or connected to the new stormwater system.

Sheet C-5

- The surface infiltration basin shall be owned and maintained by the Homeowners Association.

- If the intent is for the Town to take ownership and maintenance responsibilities of the subsurface infiltration basin, the infiltration unit shall be the BaySeparator, as manufactured by BaySaver Technologies, per Highway Department standards.

Sheet D-1

- Typical Roadway Cross Section Detail – This detail shows underground electric and CATV service. Is an underground telephone service also required?
- Bituminous Concrete Paving and Typical Roadway Cross-Section Details - The pavement thickness shall be a minimum of 4" (2-1/2" binder with 1-1/2" top) per the Standard Details. Only 3-1/2" thickness is shown.
- Bituminous Concrete Berm (Cape Cod) Detail - The bituminous concrete Cape Cod berm should have a 2-1/2" front and 6" rear exposure prior to top course paving per Highway Department standards. This will leave a 1" reveal after top course and ability to "knock off the top" at the driveways.
- Reinforced Concrete Sidewalk Section – Materials and workmanship for sidewalks shall meet MassDOT standards.

Sheet D-2

- Fire Hydrant Detail - Hydrants shall be the Waterous Pacer with 16" barrel, painted yellow, and with a 48" long hydrant marker per Water Department standards.
- Fire Hydrant Detail - A block should be installed under and behind the hydrant to provide thrust restraint. Further, the hydrant shoe should be completely encapsulated with stone.
- Standard Precast Concrete Catch Basin Detail - Catch basin hood shall be "The Eliminator" as manufactured by Ground Water Rescue per Highway Department standards.
- Standard Precast Concrete Catch Basin Detail – The catch basin frame and grate shall be galvanized and of a family of either the MA Cape Cod Top Catch Basin Top for low profile curb or the CT Bit Top Catch Basin Top for high provide curb per Highway Department standards (see attached catalog sheets).
- Standard Precast Concrete Catch Basin Detail – The base shall be one entirely precast unit, not separate sections.
- Precast Concrete Manhole Detail – Steps shall be HDPE.
- Provide a table of necessary lengths for pipe-to-pipe thrust restraints required at bends, end caps, and end-of-line hydrants.
- Pipe Trench Detail – Reuse acceptable native materials for backfill whenever possible.

Sheet D-4

- The 90-degree bend along the northern-most 20' utility easement should be replaced with two 45-degree bends.
- The note and details for connecting to the existing water main on College Highway is conflicting. The note calls out for "tapping sleeve and valves", but the symbols show a cluster of 3-way valves. Please clarify the intent at this location.
- The water main shall be installed 5' off the edge of the easement, not down the middle as shown, to accommodate space needed for access and repairs when needed.
- Water easements shall remain open and accessible to Water Department crews at all times. No structures, gates, plantings, or other obstacles shall be permitted within the easement. Further, the water main shall be clearly identifiable for someone walking across the easement with markers and/or stakes.

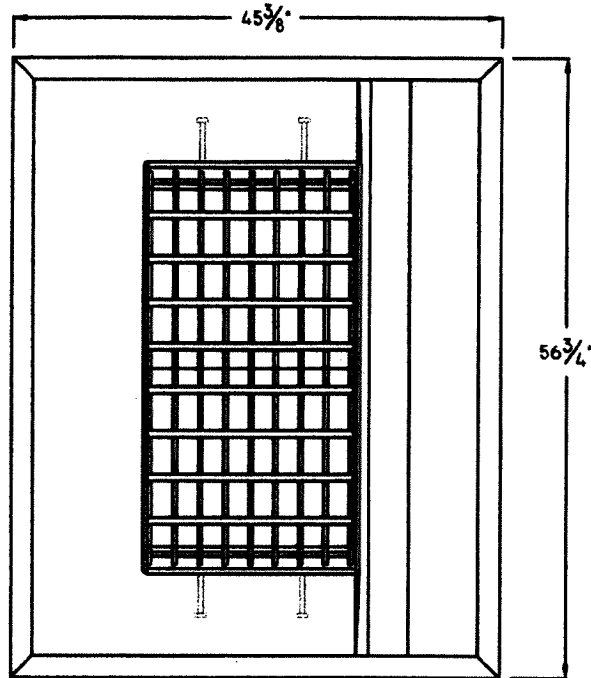
I would be happy to meet and review these comments in more detail if needed.

Randy

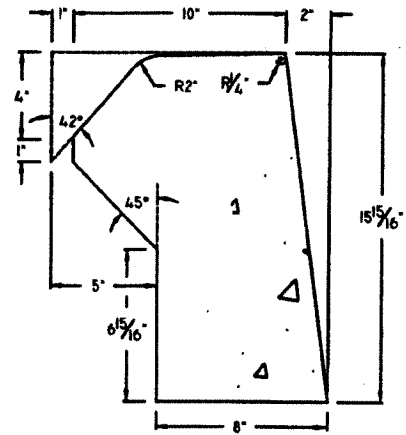
Randal Brown, P.E.

Director, Department of Public Works
Town of Southwick
454 College Highway

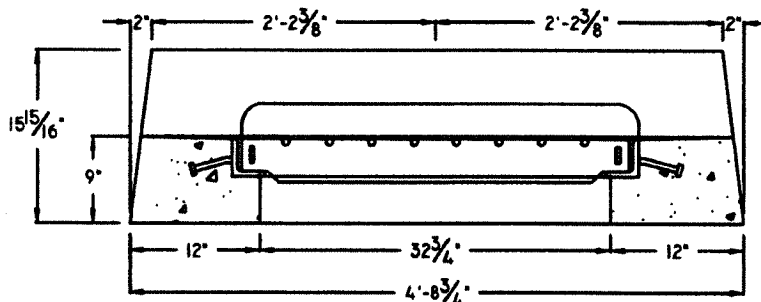
Southwick, MA 01077
Phone: 413-569-3040 x308



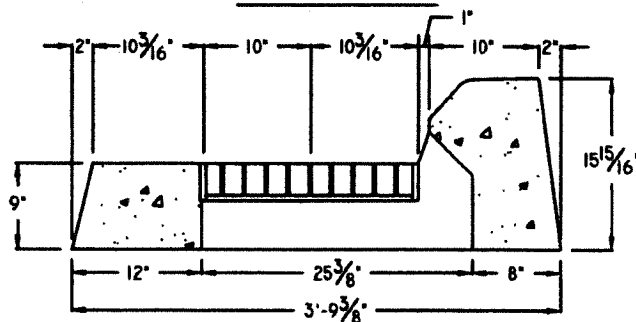
PLAN VIEW



TYPE "C" BITUMINOUS
CURB TOP



ELEVATION



SIDE VIEW

DESIGN NOTES:

1. CONCRETE - 5,000 PSI, 28 DAYS
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A615 GRADE 60
3. OPTIONAL GALVANIZED FRAME & GRATE

ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ARROW CONCRETE PRODUCTS SHALL RENDER IT INVALID AND UNUSABLE.

APPROVAL:

TYPE "C" BIT TOP
SPECIAL
CATCH BASIN

SCALE:
N.T.S.

SIGNATURE

DATE

WEIGHT:
1,880 LBS

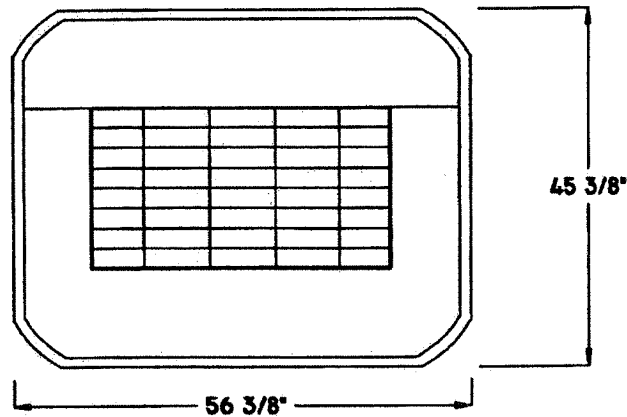
DATE:
6/11/15

DRAWN:
JPW

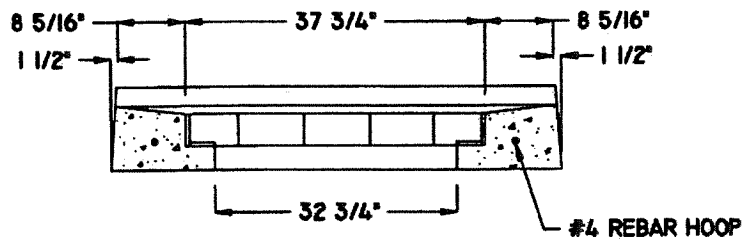
DWG #
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ARROW CONCRETE PRODUCTS
P R O G R E S S I N P R E C A S T

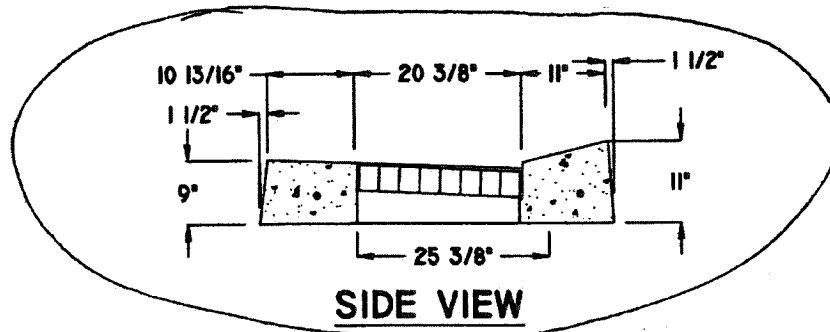
560 SALMON BROOK STREET GRANBY, CT 06035 • • (860) 653-5063 • • www.arrow-concrete.com



PLAN VIEW



ELEVATION



SIDE VIEW

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ARROW
Concrete Products
PROGRESS IN PRECAST
www.arrow-concrete.com

TYPE "C" CATCH BASIN

MA CAPE COD TOP

SCALE:
N.T.S.
DATE:
5/7/10
DRAWN:
JPW
DWG #

559 ORONOQUE ROAD
MILFORD, CONNECTICUT
(203) 301-5091

560 SALMON BROOK STREET
GRANBY, CT 06035
(860) 653-5063

21 VERASON AVENUE
NORWICH, CONNECTICUT
(860) 889-2215

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



ATTACHMENT B

June 22, 2018

Town of Southwick Planning Board
454 College Highway
Southwick, MA 01077

**RE: Preliminary Subdivision – The Greens of Southwick - West
Flexible Residential Development – Lot 9 Relief from FRD Regulations
Map 27, Parcels 1, 3, 4, & 5
Southwick, Massachusetts
RLA Project File: 171020**

Dear Board Members:

On behalf of the applicant, Crestview Construction & Trucking, our office is herein requesting relief from the Southwick Flexible Residential Development regulations to allow for the paved driveway to service Lot 9 to be within the buffer zone to a bordering vegetated wetland.

If you have any questions regarding this matter, please feel free to contact our office at your convenience.

Sincerely,

R LEVESQUE ASSOCIATES, INC

Robert M. Levesque, RLA, ASLA
President

cc: Crestview Construction & Trucking

A LAND PLANNING SERVICES COMPANY