



Town of Southwick

Planning Board

MINUTES



October 2, 2018

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

ABSENT:

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 pre construction meeting September 12, 2018 for 662 College Highway, O'Reilly Auto Parts.
2. Reviewed contractors qualification who will assess the (5) facilities for the Town. (Roof, AC, Heating, etc.)
3. Assisted potential owners of property at Sawgrass Lane (Southwick Country Club).
4. Received ANR Mylar for signing for 31 Ranch Club Road. Decision was passed on May 2017.
5. Received revised layout plans for 23 Point Grove Road. All items had been addressed.
6. The Town Clerk notified Planning Board that the three warrant articles have met the required 90 day posting and have become official.

PUBLIC COMMENTS: 7:05 p.m.

There were no public comments.

APPOINTMENTS:

7:10 p.m. 23 Point Grove Special Permit Decision

The Planning Board reviewed the draft decision for 23 Point Grove Road and some minor changes were made. Mr. Slessler said after they get approval they will still have to meet with the Building Department.

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to grant a Special Permit and Site Plan approval subject to the terms and condition as indicated in the decision for 23 Pont Grove Road

A roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes Mr. Spina, yes

The motion passed unanimously.

A MOTION was made by Mr. Utzinger and seconded by Spina to grant a Wellhead Protection subject to the terms and condition as indicated in the decision for 23 Point Grove Road.

A roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes Mr. Spina, yes

The motion passed unanimously.

7:15 p.m. 34 Granville Road Public Hearing

Mr. Doherty opened the Public Hearing for a Stormwater Management Permit for Granville Road.

7:16 p.m. 34 Granville Road Continued Public Hearing

Mr. Doherty opened the Continued Public Hearing for 34 Granville Road Special Permit Application for Estate lot and Common Driveway.

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to combine the Public Hearing for Granville Road Stormwater Management Permit and the Continued Public Hearing for the Estate Lot and Common Driveway Application for 34 Granville Road.

The motion passed unanimously.

Mr. Doherty read a request from the applicant for 34 Granville Road to continue the Public Hearing on the Stormwater Permit and the Continued Public Hearing for the Application for the Estate Lot and Common Driveway to October 23.

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to continue the Public Hearing on the Stormwater Permit and the Continued Public Hearing for the Application for the Estate Lot and Common Driveway to October 23 at 7:30 p.m. and 7:31 p.m. respectively.

The motion passed unanimously.

7:30 p.m. 766-771 College Highway ANR

Mr. Brian LeDuc of 25 Industrial Road presented the ANR to the Planning Board. He proposed to subdivide the 33 acres into two parcels that have frontage on College Highway. Mr. Slessler said it has the necessary frontage and square footage.

A MOTION was made Mr. Phelps and seconded by Mr. Sutton to approve the ANR for 766 – 771 College Highway. The motion passed unanimously.

7:35 p.m. 31 Ranch Club Road ANR

Mr. Slessler presented the ANR for 31 Ranch Club Road which had been brought before the Planning Board in 2017. They removed a section of open space and added it to 31 Ranch Club Road. It is a boundary line adjustment. The lawyer had to seek approval from the State. If they did not act on it within a certain amount of time it automatically is approved. The required time has lapsed.

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to approve the ANR for 31 Ranch Club Road. The motion passed unanimously.

7: 40 p.m. Minutes

A MOTION was made by Mr. Sutton and seconded by Mr. Spina to accept the minutes for September 25, 2018. The motion passed unanimously.

7:41p.m. Noble Steed Development Discussion

Mr. Doherty said there has been some issue brought up about Noble Steed Development. One of the issues is the sidewalks. He said the Board has not approved any site plans for the property and portions of the sidewalk have been installed. He said the project has been around since 2009. He said he feels the Board needs to review the project again so the Board is up to date and informed. Mr. Slessler said the Board allowed construction to continue. Mr. Doherty said after reviewing the information there were several projects that needed to be done before construction was allowed. He said since the project has been around for a longtime it would be good to inform people of how the project has progressed. A letter and memo was sent the Contractor, Mr. Saltmarsh. The Board will await a response.

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Sutton, **SECONDED** by Mr. Spina to adjourn at 7:45 p.m. Vote was unanimous.

Michael Doherty _____
Chair

Marcus Phelps _____
Vice Chair

Richard Utzinger _____

David Sutton _____

David Spina _____

Jessica Thornton _____
Associate member

Respectfully submitted,
Ruth Preston
Planning Board Administrative Assistant