



# *Town of Southwick*

## **Planning Board**

### **MINUTES**



**Tuesday, November 13, 2018**

**MEMBERS IN ATTENDANCE:** Michael Doherty, Chair  
Marcus Phelps, Vice Chair  
Richard Utzinger  
David Sutton  
David Spina  
Jessica Thornton, 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. Met with three finalists for buildings review of the Town's five buildings. Tighe and Bond Engineers and Environmental Specials business was selected.
2. Continued talks with the Attorneys and Engineers in regards to the Southwick Greens Development. Attorney David Shrair will complete the filings.
3. Attended a Community outreach meeting for proposed Marijuana Facility at 74 College Highway.
4. The owner of 56 Samwest Road is in violation for lack of a Permit for Gravel Removal, Site Plan Approval and a Stormwater Management Permit. The Building Department has issued a "Stop Work" order.

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

There were no public comments.

**APPOINTMENTS:**

7:15 p.m.      Sodom Mountain Road      ANR

The Applicant, Mr. Ed Beckwith said he owns 53 acres of land on Sodom Mountain Road. He said the land passed a recent perk test. He said he is taking 3.01 acres from the 53 acres to use as a building lot. Mr. Slessler said there is 200 feet of frontage on the road and more than adequate acreage.

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Phelps to approve the ANR for Sodom Mountain Road for the parcel presented on the plans.

The motion passed unanimously.

7:30 p.m.      662 College Highway      Sign Permit

Mr. Samuel Michaud representing O'Reilly's Auto Parts located on 662 College Highway. He said they plan to place a wall sign over the doorway and install a pylon sign. Pictures of the proposed signs were distributed to the Board. Mr. Slessler said there was a positive

recommendation for the signs from the Building Inspector. Mr. Michaud said that both signs would be lit by LED lights.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Sutton for a positive recommendation for the two signs for O'Reilly's Auto Parts Store located at 662 College Highway.

The motion passed unanimously.

7:45p.m. The Greens Development College Highway Bonding- Easements

Attorney David Shrair represented The Greens Development on College Highway. He said they have worked out the terms for the agreement with the Town of Southwick. The DPW Director said they had submitted and he had reviewed the bond calculations summarizing the total work completed at The Greens of Southwick. They also submitted a Proposed Covenant in Lieu of Bond, information regarding the Conservation Easement, The Greens of Southwick Declarations Easement, a copy of the Deed, Grant of Easements to the Town of Southwick, Declaration of Homeowners Association, Declaration of Restrictive Covenants and current list prices of Estimated Market Value for lots 14, 15, 18, 19 and 20. He said the documents were recorded that morning. He said they would like the Planning Board to approve the Covenant in Lieu of Bond so they could start selling the lots tomorrow. He said that Attorney Beglane must review the documents. He said that it can be changed if the Planning Board or the Lawyer has any comments. He said there is \$300,000 worth of work that needs to be finished on the roads. Mr. Doherty said the email refers to the Conservation Restriction that will be completed and filed. Attorney Shrair said that Mr. R. Lévesque will start work on the Conservation Restriction. The DPW Director said he sent the Board a letter after he looked at the spread sheet. He said he has no problem with it as shown. He said on lot 20 the existing building needs to be razed and should be included in the calculation. Mr. Doherty said they need to review everything since they do not have a letter from Southwick Town Council. Mr. Slessler mentioned that the sidewalk revolving account will be set up by December 5, 2018. The DPW Director said he discussed this with the contractors and have made an agreement of \$15 per foot.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Spina to accept the Covenant in Lieu of Bond documents based on the discussion, and sign off by Town Council.

The motion passed unanimously.

8:00 p.m. 108 Congamond Road Site Plan

Matt Jolie of 7 Oak Street Southwick presented the site plan for 108 Congamond Road, Suite 110. He said he is seeking permission to obtain a liquor license for the Barbeque shop. He said he has three tables with seating for a maximum 13 in the store. He said he needs 4 parking spaces per suite. He said it is a very small operation and would not be serving any liquor from the pizza store. He said there are picnic tables outside but they will not allow liquor outside. Mr. Slessler said there is a site plan on file.

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Spina to approve the review of the site plan for 108 Congamond Road Suite 110.

The motion passed unanimously.

8:05 p.m. 216 Sheep Pasture Road Sign Permit

John Lamanski presented the application for 216 Ahrend Circle requesting a new stand alone sign to be placed in a different location on the property. He distributed copies of the design of the sign. The sign will be installed 25 feet from the road on the north side of the Ahrend Circle driveway

**A MOTION** was made by Mr. Phelps and seconded by Mr. Spina for a positive recommendation for the sign for 216 Sheep Pasture Road as presented. The motion passed unanimously.

8:20 p.m. 275 Granville Road ANR

Mr. Slessler presented application for 275 Granville Road. The applicant is requesting to create two lots on the property.

**A MOTION** was made by Ms. Thornton and seconded by Mr. Spina to approve the ANR for 275 Granville Road.

The motion passed unanimously.

**ROUTINE BUSINESS:**

8:25 p.m. 34 Granville Road Decision

The Board reviewed and discussed the draft decision for 34 Granville Road. Some changes were made.

**A MOTION** was made by Mr. Spina and seconded by Ms. Thornton to accept the revised version of the decision for 34 Granville Road.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Spina, yes Ms. Thornton, yes

The motion passed unanimously.

8:53p.m. Minutes

**A MOTION** was made by Mr. Phelps and seconded by Mr. Spina to accept the minutes for October 23, 2018.

The motion passed unanimously.

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Spina and **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\_\_\_\_\_

Jessica Thornton \_\_\_\_\_  
Associate member

Respectfully submitted,  
Ruth Preston  
Planning Board Administrative Assistant

The Next Meeting is December 11, 2018