



Town of Southwick

Planning Board

MINUTES



Tuesday, January 22, 2019

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

ABSENT: David Sutton
David Spina

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. Continued conversations with the owner of 27 Hudson Drive Green Houses. The project will be on the February 5th Planning Board meeting.
2. Met with the owner of 5 Kline regarding a boundary line adjustment with a neighbor to create a conforming lot in a Residential 40 (R40) zone.
3. Met with the Building Inspector and Mark O'Neil, the new owner of Crabby Joes. He said he may remove the old structure and build a new one to include a bar and destination restaurant.
4. Met with the Town Administrator, the DPW Director, The Western Mass. Economic Development Agency and the potential investors of the Griffin Land on College Highway for possibly a distribution warehouse.
5. Met with representatives of Depot Square Condominium Association who expressed concerns for the final close out of project including As Builts, drainage, documentation and landscape plans that are required of the Developer prior to the release of the bond.
6. An enforcement order has been issued for 61 and 63 College Highway due to lack of sediment and erosion control. These conditions must be met prior to a common driveway approval. Conditions for Southwick Stormwater Management must be added to the application.
7. The Fire Department would like to make a provision that cisterns be required in Subdivisions of three or more lots. Possibly amend Chapter 315 or general part of a decision.
8. Met with property owner of CBD sales at the old A10 Ammo sales on College Highway
9. Met with developers of Southwick Country Club and Columbia Gas regarding delay for public gas supply.

PUBLIC COMMENTS:

7:20 p.m. Discussion

Steve Ferrari and Laraine Denoncourt talked to the Board about thier plan to open a retail store on College Highway retailing CBD OIL. This product is made from Industrial Hemp. State Law and Federal law have made it legal and it is not regulated in anyway. He said it is used for wellness and health. He will not be producing the product. Ms. Denoncourt said they are working with a franchise that makes the product. They said they plan to replace the existing sign.

APPOINTMENTS:

7:30 p.m. 61 & 63 College Highway Public Hearing

Mr. Doherty opened the Public Hearing for 61 & 63 College Highway for an application for a Common Driveway. The applicant submitted a request for a continuance of the Public Hearing to February 5 at 7:30 p.m.

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to continue the Public Hearing for 61 and 63 College Highway to February 5, 2019 at 7:30 p.m. The motion passed unanimously.

Mr. Doherty appointed Jessica Thornton, the Associate Board member, as a voter for the 61 & 63 College Highway application.

7:40 p.m. Discussion

Mr. Tom McLaughlin of 22 Kline Road asked if he could construct housing for farm laborers for his farm on North Longyard Road where he raises tobacco. The property is located in the Residential 20 (R20) zone and the Agricultural and Conservation (AC) zone. He said he would like to build it out of sight. He considered mobile homes but they are not allowed in Southwick. He said he has not talked to the Building Inspector because he wanted to find out if the project is possible. Mr. Slessler explained the rules and regulations for constructing a building. He said he would do some research and get in touch with Mr. McLaughlin.

ROUTINE BUSINESS:.

8:00 p.m. Review Proposed Budget - 2020

After a brief discussion, the Board reviewed and agreed to the proposed budge.

8:04 p.m. Minutes

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minute of December 11, 2018 as presented. The motion passed unanimously.

Being no further business to be brought before the Board, **A MOTION** was made by Mrs. Thornton and **SECONDED** by Mr. Phelps to adjourn at 8:05 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 February 5, 2019