



Town of Southwick

Planning Board

MINUTES



Tuesday, March 26, 2019

MEMBERS IN ATTENDANCE: Michael Doherty, Chair
Marcus Phelps, Vice Chair
Richard Utzinger
Jessica Thornton, Associate
David Sutton
David Spina
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. The SelectBoard has processed a petition for a zone change on College Highway south of the American Inn (Hash House). The Planning Board will hold a Public Hearing.
2. The owner of 36 Sam West Road would like to build a house on the property. The land is located in the Industrial Restricted (IR) zone. Presently there are approximately eight houses in the Industrial (IR) zone. See exception to the exception, a comment from the Building Department.(See Attachment A)
3. Reviewed Municipal Building conditions assessment report for Town of Southwick.
4. The Planning Board would like to remove the two temporary moratoriums for marijuana.
5. The Conservation Coordinator was unable to attend the meeting.
6. Met with the proposed Distribution Center to be located on the Griffin Land Trust on College Highway. They are finalizing two sites. One of which is in Southwick.
7. The owner of 9 Whalley Way would like to install a retail Brewery and tap room. The property is located in the Industrial Restricted (IR) zone.
8. Attended the annual budget meeting with the Finance Committee. Budget approved.

PUBLIC COMMENTS:

7:05 p.m. 9 Whalley Way Informal Discussion

Mark Netzer said he is interested in opening the Great Awakening Brewery Company on 9 Whalley Way for retail sales. He is seeking the advice of the Planning Board as to any requirements the must meet and how to proceed. The owner of the building is scaling down the size of the building. He was advised that he would have to come in for a modification to the Special Permit. Mr. Netzer also is planning on having a tap room and plans to be open three days a week for retail sales. Slessler said he will need Federal licensing. Mr. Netzer said he needs an address for the location before he can proceed with the State. He said his anticipated hours of operation are Friday from 4:00 – 10:00 p.m. Saturday from 12:00 – 10:00 p.m. and Sunday from

12:00 – 6:00 p.m. He said they may adjust those based on demand. The Board discussed and advised the applicant about waste disposal.

7:30 p.m. 185 College Highway Informal Discussion

Susan Lamoureux and Peter Roland proposed to open a Doggie Day Care at 185 College Highway. They plan to have daycare and grooming services, self wash and plan to install an in ground swimming pool for the dogs. The water will be just like drinking water. Mrs. Lamoureux said there will be no boarding; the operation will function just during the day. They plan to add on the side of the building enclosed area where the drive through is located and also add onto the same to the abutting side to make it look equal. Everything will be indoors. There will be no external runs Mr. Slessler said they must present to the Board a site plan showing the front and sides of the structure and parking areas. A site plan review is all that is required.

APPOINTMENTS:

7:40 p.m. 108 Congamond Road Sign Application

Tom Arno presented a copy of the sign for his Physical Therapy business to be located at 108 Congamond Road. He said that he reviewed the proposed sign with the Building Inspector. He said he may light the sign with a wall cast. He wanted three little signs on the wall but was told by the Board that he would be over the maximum total signs allowed and the Building Inspector agreed. The Board told him he could have a portable sign that he takes in at night.

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps for a positive recommendation to approve the sign for 108 Congamond Road as agreed. The motion passed unanimously.

7:45 p.m. Open Space Plan Discussion

Mr. Doherty said this discussion will take place at another meeting since the Conservation Coordinator could not appear.

7:47 p.m. 61 – 63 College Highway Continued Public Hearing

Mr. Doherty said he had a request from the R. Lévesque Associates to continue the Public Hearing for 61-63 College Highway to April 9, 2019.

A MOTION was made by Mr. Phelps and seconded by Mr. Spina to reschedule the Public Hearing for 61 & 63 College Highway to April 9, 2019. The motion passed with one abstention.

7:50 p.m. 35A Tannery Road ANR

Mr. Slessler presented the map for the proposed Estate Lot on 35A Tannery Road. He said the intent is to sell the rear of the existing estate lot. He said it is a boundary line agreement and is located in a Residential (R20) zone.

A MOTION was made by Mr. Utzinger and seconded by Mr. Sutton to approve the ANR for 35A Tannery Road. The motion passed unanimously.

7:55 p.m. 772 & 774 College Highway Discussion

Mr. Slessler said that the applicant wants to amend the Town Zoning Map for 772 & 774 College Highway. He said this property is located south of the Hash House where there is a 5 acre lot. The large acre lot is mostly in the Business Restricted (BR) zone. The applicant wants to take the portion of land previously known as Dr. Legack's office (located in the Residential (R20) and extend the BR zone to make the parcel a continuous BR zone. The applicant wants to build a 5,000 square foot dentist office which would include a variety of dental services for all ages. A warrant article for the zone change needs to be placed on the agenda for the Annual Town meeting.

A MOTION was made by Mr. Sutton and seconded by Mr. Phelps to recommend to the SelectBoard that a proposed warrant article for the zone change for 772 & 774 College Highway be approved. The motion passed unanimously.

ROUTINE BUSINESS:

8:00 p.m. _____ Minutes

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minutes of February 26, 2019 as presented. The motion passed unanimously.

8:15 p.m. 27 Hudson Drive _____ Continued Public Hearing

Mr. Doherty said that the March 5, 2019 meeting was cancelled so the Board needs to read the request for continuation of the Public Hearing for 27 Hudson Drive.

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to continue the Public Hearing for 27 Hudson Drive to April 9, 2019 at 7:15 p.m. The motion passed unanimously.

8:17 p.m. Warrant Articles Bylaws _____ Discussion

Mr. Doherty said there are two warrant articles to be removed from the Chapter 185, zoning regulations pertaining to Marijuana. Both were replaced by 185-35.2.

A MOTION was made by Mr. Phelps and seconded by Mr. Spina to delete the moratorium on the sale and distribution of marijuana article 185-23.3. The motion passed unanimously.

A MOTION was made by Mr. Phelps and seconded by Mr. Spina to delete the temporary moratorium on registered marijuana dispensaries article 185-23.4. The motion passed unanimously

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Sutton. and **SECONDED** by Mr. Phelps to adjourn at 8:20 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 April 9, 2019