



# *Town of Southwick*

## **Planning Board**

### MINUTES



**Tuesday, May 7, 2019**

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

**ABSENT:** 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. Karl Steinhart requested to appropriate \$1,140.00 from the Planning Board budget, line item Professional Fees, to offset the legal fees accrued this fiscal year.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to release \$1,140.00 from the Planning Board budget, line item Professional fees, to the Town budget for this physical year.

The motion passed unanimously.

2. The Town Planner had a discussion with the owner of 80 South Longyard Road regarding one single home. The owner was told that the lot could only have a single Dwelling because of the limited size of the lot. The owner wants to subdivide the lot which would make the lot nonconforming.
3. Received the plan for the Greens East subdivision.
4. Prepared the decision for the Powder Mill School parking lot and playground.
5. Attended the Community Outreach meeting for 21 Hudson Drive. The owner plans on growing marijuana. Received a copy of the Host Community Agreement.

Spoke to a Representative of Big Y who stated they are looking to add on the property an in-house liquor store and a gas station. The liquor store and a gas station to be at least 500 feet from the existing building gas station across the street.

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

There were no public comments.

**APPOINTMENTS:**

7:10 p.m.      9 Whalley Way      Public Hearing

Mr. Doherty appointed Jessica Thornton as a voter for 9 Whalley Way. Mr. Doherty read a request from the applicant to continue the Public Hearing for 9 Whalley Way to the May 28, 2019 meeting.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to reschedule the Public Hearing for 9 Whalley Way to May 28, 2019 at 7:30 p.m.  
The motion passed unanimously.

7:30 p.m.      27 Hudson Drive      Continued Public Hearing

Mr. Lévesque, Paul DellaTorre and Rebecca Thibault presented the application for 27 Hudson Drive and described changes to the site plan, security plan and building layout. Mr. Lévesque reviewed the drainage plans. He said the cannabis processing is on the second floor for more security. He pointed out the drying and processing room. He said there is a vault in the back room where the product is stored until pickup. Mr. Slessler said at the Community Outreach meeting he had a security consultant present who addressed that they are making everything in compliance with State security regulations. He said they have two different camera systems that can be seen by the Southwick Police and the State Security System. They reviewed the exterior of the building for security. They discussed the location of the dumpster and that it must have a fence around it. They also reviewed the fencing around the facility to keep people out. They showed the area where sensitive waste materials would be stored and eventually taken away separately.

Mr. Doherty read some concerns from the DPW Director (**SEE ATTACHMENT A**)

Mr. Doherty read some concerns from the Fire Chief (**SEE ATTACHMENT B**)

Mr. Doherty read some concerns from the Police Department (**SEE ATTACHMENT C**)

Mr. Leveque said he has read these concerns and they have all been addressed. Mr. Phelps asked if the Board should wait to hear if the Police Department would want to ask for a bond.

**A MOTION** was made Mr. Sutton and seconded by Mrs. Thornton to continue the Public Hearing for 27 Hudson Drive to May 28 at 7:15 p.m. The motion passed unanimously.

8:00 p.m.      Open Space      Continued Discussion

Mr. Doherty received notice that Mr. Clark would not be available to discuss the Open Space and recreational Plan.

8:05p.m.      61 - 63 College Highway      Continued Public Hearing

Mr. R. Lévesque, Larisa Mironova and Aleksandr Chuduk presented the changes to the project for 61 & 63 College Highway. Mr. Lévesque said they have prepared a Stormwater Management plan. He said presently there are two driveways that come down to College Highway. He said the water runoff has been causing problems on College Highway and to some erosion issues on the hillside. He said they have created two basins to reduce pre and post runoff flows. He said they are able to detain and slow the water from the back yard. He said on the side of the driveway there will be rip rap with fabric underneath that would slow the water down. He said when the water reaches College Highway it is clean. He said a big piece of the plan is to establish grass cover. He said once grass is established erosion would stop. He said this is not a perfect solution because of the topography that drops sharply down. He said from the edge of College Highway it is a 10 foot drop. Mr. Slessler said they are waiting to see if Mass. D.O.T. would OK the plan with a common driveway. He said there is no way that all the water can be contained from coming down the hill. Mr. Lévesque said he met with the Conservation Commission the previous evening and they said the applicant can spread top soil now. He said the weather has not been conducive to getting grass to grow.

Mr. Doherty read some concerns from the Fire Department (**SEE ATTACHMENT D**)

Mr. Doherty read some concerns from the DPW Director (**SEE ATTACHMENT E**)

Mr. Doherty read another concern from the DPW Director (**SEE ATTACHMENT F**)

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Phelps to continue the Public Hearing for 61 & 63 College Highway to May 28 at 7:45 p.m. The motion passed unanimously.

8:30 p.m.      3 Kline Road      ANR

Mr. Pari Hoxha and Tatyana Hoxha said they live at 5 Kline Road and they are buying a piece of their neighbor's lot. He said he wants to be sure it is okay to divide the lot. He presented the plan. Mr. Slessler said they want to make sure they will have 200 feet of frontage at the building set back line.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to approve the ANR for 5 Kline Road. The motion passed unanimously.

8:35 p.m.      The Greens of Southwick - East      Public Hearing

Mr. Doherty appointed Mrs. Thornton as a voter on this project. R. Lévesque of Lévesque Associates, Brian Leduc and Jason Fiore represented the Greens of Southwick East Subdivision. Mr. Lévesque presented the flexible residential development plan. He pointed out the stream and the wetlands on the property and said there will be a buffer to protect them. He said the Subdivision consists of 38 lots and three different cul de sacs. He said the main road is Blackstone Drive. The names are subject to change. He said there are two flag lots, lot 29 and lot 34, that require 40 feet of frontage and two acres. He said there are very specific regulations for open space. He said the developable land is 35.23 acres. He said the point system allow longer cul de sacs, smaller lot sizes and flag lots. Points are earned by providing open space and protecting frontage open space. There are a series of catch basins to collect water. He kept all of the storm water out of the buffer zone. Mr. Slessler asked if the drainage systems will be managed by the Home Owners Association. They have a self-imposed restriction to work with a neighbor. Mr. Lévesque said there is a requirement that the open space must have conservation restriction placed on it.

Mrs. Stevens of 33 Tannery Road asked what the light green area on the map was. She was curious because they have a driveway and the water runs down the driveway. She was worried that more water may overflow across the street to their driveway. Mr. Phelps said that is a bio retention infiltration area. Mr. Lévesque said there is not a lot of water going into the bio retention area. He said most of the water goes back into another basin. He said they are not allowed to release water off the subdivision site. Mr. Gamble pointed out his property in relation to the project. Mr. Lévesque said he has had several conversations with Mr. Gamble about a four or five foot move if it needs to be adjusted and have additional open space. The roads are called Blackstone Drive, Doral Lane and Pebble Beach Circle. Mr. Phelps asked about the large piece of property on College Highway left out of the subdivision. Mr. Lévesque said that it is not part of the subdivision and is not counted as open space. The subdivision is getting their public water from Tannery Road. Mr. Doherty said on the map it shows three accesses to the trails in the open space. Mr. Lévesque requested a waiver to have sidewalks on only one side of roads.

A resident of 5Tannery Road said she was concerned about the increase in traffic on Tannery Road. She requested a three way stop sign. Mr. Lévesque nobody will be able to cut through to Tannery Road to College Highway. He said there will not be much additional traffic.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Sutton to continue the Public Hearing for the Greens East to 8:00 p.m. on May 28, 2019. The motion passed unanimously.

**ROUTINE BUSINESS**

9:30 p.m. 86 Powder Mill School Decision

The Board reviewed and discussed the draft Decision for 86 Powder Mill Road.

A **MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to accept the Decision for 86 Powder Mill School.

Roll Call Vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes Jessica Thornton, yes

The motion passed unanimously.

9:32 p.m. Minutes

A **MOTION** was made by Mrs. Thornton and seconded by Mr. Sutton to accept the minutes of April 28, 2019 as presented. The motion passed with one abstention.

Being no further business to be brought before the Board, A **MOTION** was made by Mr. Sutton and **SECONDED** by Mr. Utzinger to adjourn at 9:35 p.m. The motion passed unanimously.

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 May 16, 2019**