



# *Town of Southwick*

## **Planning Board**

### MINUTES



**Tuesday, May 28, 2019**

**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 newly formed Home Owners Association for Depot Square Condominiums to discuss Town acceptance of drainage, sewer and landscaping.
2. Met with Lieutenant Landis in regards to the proposed shooting range on Town Property north off Industrial Drive (land Fill).
3. Talked to Franklin Land Trust regarding an ANR for the North Pond Land acquisition.
4. Received comments from the State DPW in regards to 61 & 63 College Highway. A revised grading plan is required.
5. Received questions on Parcel 21 on College Highway an estate Lot for sale located across from the Shell gas station.

**PUBLIC COMMENTS:** 7:05 p.m.  
There were no public comments.

**APPOINTMENTS:**

7:15 p.m.      27 Hudson Drive      Continued Public Hearing  
Rob Lévesque, from Lévesque Associate, Paul Della Torre and Mike Snyder reviewed changes to the plans which included the fence, gates and drainage. They also discussed where the dumpster would be placed and that it also needs to be enclosed. Mr. Lévesque showed where the two dry wells are located on the plans. Mr. Slessler said that they have been in touch with both the Police Department and Fire Department. Both Departments said that if the State makes changes to the plans they want to be notified. Key boxes will be installed and the Police and Fire Department will have keys. The Board discussed requiring a bond and decided it was not necessary since the State requires one.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to close the Public Hearing for 27 Hudson Drive. The vote passed unanimously.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Sutton to approve the Special Permit and Site Plan Approval for 27 Hudson.

A Roll Call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, no Mr. Sutton, yes Mrs. Thornton, yes  
The motion passed with one no vote.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Sutton to grant a Wellhead Protection Permit to 27 Hudson Drive.

A Roll Call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, no Mr. Sutton, yes Mrs. Thornton, yes  
The motion passed with one no vote.

7:30 p.m. 9 Whalley Way Continued Public Hearing

Mr. Doherty said he received a request from the applicant to continue the Public Hearing for 9 Whalley Way to June 11, 2019..

**A MOTION** was made by Mr. Phelps and seconded by Mr. Sutton to continue the Public Hearing for 9 Whalley Way to June 11 at 7:15 p.m.

The motion passed unanimously.

7:45p.m. 61 & 63 College Highway Continued Public Hearing

Mr. R. Lévesque of Lévesque Associates discussed the Stormwater problems for 61 & 63 College Highway. He said he received information from the Police Department and Fire Department and is prepared to speak to all the issues brought up. He said these driveways do not meet the requirements of the Mass. Department of Transportation. Mr. Slessler made some suggestions to improve the driveway so it does not cut into the swale. Mr. Lévesque said that he would meet with the DPW Director and Mr. Slessler and work this out together.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to continue the Public hearing to June 11, 2019 at 7:20 p.m.

The motion passed unanimously.

8:00 p.m. The Greens of Southwick Continued Public Hearing

Mr. R Lévesque of R Lévesque Associates said he received information from the DPW, the Fire and Police Department and he put together a document answering all the concerns he received. **(See Attachment A)** The Board discussed the sidewalks on the north side and the south side of the streets on the plans waiving the requirement for two sides of sidewalk. It was determined the sidewalks would cost \$15.00 a lineal foot to be put in the sidewalk fund for limiting the subdivision sidewalks to one side only. Mr. Slessler said that a request was made by a resident to have a three way stop sign on Tannery but it was denied by the State and the Police Department. The subdivision construction needs to be overseen by a third party engineer until the project is complete. There was a discussion about who would be available and whether Mr. Lévesque could do this. Mr. Doherty said that the role of a third party inspector is to take the load off of the Town Planner, the DPW Director and the Town. He said the inspector would review the infra structures construction. He said he is not comfortable with Mr. Lévesque to do it. The problem is trying to find a person to inspect the subdivision. Mr. Doherty said he would be comfortable with the DPW Director finding someone. There was a discussion about where the snow plows would push the snow. It was decided that the DPW Director would make a decision as to where the snow would be placed.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to continue the Public Hearing to June 1, 2019 at 7:45 p.m. The motion passed unanimously.

8:30 p.m. North Pond ANR

Alain Peteroy the Director of the Franklin land Trust presented on the ANR plan it showed where the boundary line of the State Wildlife Management has purchase part of the land and a the boundary where between the two pieces of land can be used as a water line if the Southwick water Commission. She said the total acreage is 62 acres. She said there is a drainage easement on the property. Mr. Sutton pointed out that natural springs are a source for the largest contributing water source for the Lake.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Sutton to approve the ANR for North Pond. The motion passed unanimously.

8:45 p.m. Ferrin Drive ANR

Mr. Slessler said there is an existing house on the lot. The applicant decided to separate a piece of land on Ferrin Drive. The Board reviewed the plans. The frontage for the new lot will be on Ferrin Drive. Mr. Slessler said the lot will have a 75 foot setback on Mort Vining Road and on Ferrin Drive.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Spina to approve the ANR for Ferrin Drive.

The motion passed unanimously.

**ROUTINE BUSINESS:**

9:50p.m. 27 Hudson Drive Decision

The Planning Board reviewed and discussed the draft decision for 27 Hudson Drive. They made some revisions.

**A MOTION** was made by Mrs. Thornton and seconded by Mr. Phelps to accept the decision as revised for 27 Hudson Drive. The motion passed unanimously.

9:55 p.m. Minutes

**A MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minutes of May 7, 2019 as presented. The motion passed unanimously.

**A MOTION** was made by Mr. Utzinger and seconded by Mrs. Thornton to accept the minutes of May 16, 2019 as presented. 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 10:00 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

