



# *Town of Southwick*

## **Planning Board**

### MINUTES



**Tuesday, June 11, 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. Phelps. 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. Had correspondence with Attorney representing 157 Feeding Hills Road (D'Georgio's) regarding the property. It is a pre-existing non conforming use in an Agricultural/Conservation (AC) zone. It has been vacant more than a year. Therefore, the applicant has to apply for a Special Permit and Site Plan Approval.
2. Reviewed and had a field inspection for Tilcon for a renewed Gravel Permit extension for two years.
3. Reviewed and made changes to the draft decision for the Greens East to be reviewed by the Planning Board.
4. Continuing problems with Louie "B"'s Restaurant. They are renting out Boat slips that are not approved.
5. Crabby Joe's liquor permit was transferred to Mark O'Neil Hamlet owner of Hamlet Homes. He plans on razing the structure and building a new structure on the site.

**PUBLIC COMMENTS:**

7:05 p.m.      46 Powder Mill Road      Site Plan Review

Chassity Crowell, Russ Pike and Josh Ilnicky from the American Legion 338 came in to request a change in their site plan for a liquor license. They plan to enclose in a small area at the rear of the building. The wooden barriers will be 3 to 4 feet high. They plan to hold horse shoe tournaments there and they will serve alcohol. They are preparing the area for 6 or 7 horseshoe pits. They plan to monitor the drinking.

**A MOTION** was made by Mr. Sutton and seconded by Mr. Spina to accept the site plan with wooden barrier at the American Legion located on 46 Powder Mill Road.

**APPOINTMENTS:**

7:20p.m.      Mr. Phelps turned the meeting over to Mr. Doherty.

7:22 p.m. 9 Whalley Way Continued Public Hearing

Mr. Doherty said a letter was sent explaining that the applicant is withdrawing the application for 9 Whalley Way. He could not come to an agreement with the owner for the sprinkler system and building use.

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Phelps to accept the withdrawal of the application for 9 Whalley Way. The motion passed unanimously.

7:27 p.m. 61 & 63 College Highway Continued Public Hearing

Mr. Doherty said he received a request from R Lévesque Associates to continue the Public Hearing for 61 & 63 College Highway to the next meeting of the Planning Board.

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Phelps to continue the Public Hearing for the 61 & 63 College Highway to June 28, 2019 at 7:15 p.m. Mr. Lévesque said they will include the drainage revisions and grading.

7:45 p.m. The Greens – East Continued Public Hearing

Mr. R Lévesque represented the applicants for the Public Hearing for the Greens East. They have not closed on Mr. Johnson's property. He went over a few changes since the last meeting; He said he had a visitation with Conservation Committee to walk on the property. He said there was an old culvert that they will remove. He added a landscape easement with Mr. Stevens. There was a note added about storage. He said the sidewalks will be on one side of the street. They will deposit funds into side walk fund at \$15 dollars a linear foot. He said there will be natural gas service and it will be completed by the National Gas Company.

**A MOTION** was made by Mr. Phelps and seconded Mr. Utzinger to close the Public Hearing for the Greens East. The motion passed unanimously.

8:00 p.m. Tilcon Sand & Gravel Permit Renewal

Kevin Johnson is requesting a Permit renewal of Tilcon Sand & Gravel and submitted all the required paperwork. He submitted a map of the location and indicated changes in some areas that had been restored, graded and reseeded. Mr. Slessler did an inspection of the site and said it was in order. The bond has been updated and the engineering report provided as part of the renewal process. Mr. Johnson said they continue to monitor the level of the water wells. He said they are still below the maximum level. **A MOTION** was made by Mr. Utzinger and seconded by Mr. Phelps to approve the renewal of the Permit for Tilcon Sand and Gravel. The motion passed unanimously.

### **ROUTINE BUSINESS:**

8:30 p.m. The Green East Decision

The Planning Board reviewed the draft decision for the Greens East.

They reviewed the following sections of the Decision:

- I. Procedural History
- II. General Findings
- III. Request for Waivers
- IV. Definitive Plan Findings
- V. Conditions of Approval of Definitive Plan
- VI. Definitive Plan Approval
- VII. Special Permit and Site Plan Approval
- VIII. Conditions of Special Permit and Site Plan Approval
- IX. Special Permit Approval

**A MOTION** was made by Mrs. Thornton and seconded by Mr. Utzinger to grant the Special Permit for this Flexible Residential Development with the conditions as set forth in Section VIII, above. The Decision for the Greens East was voted with a positive vote from each member of the Planning Board. The motion passed unanimously.

**A MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to accept the Decision for the Greens East. The motion passed with a positive vote from each Board member

8:04 p.m. Minutes

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Spina to accept the minutes of May 28, 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 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 June 25, 2019**