



Town of Southwick

Planning Board

MINUTES



Tuesday, July 9, 2019

MEMBERS IN ATTENDANCE: Michael Doherty, Chair
Marcus Phelps, Vice Chair
Richard Utzinger
David Spina
David Sutton
Alan Slessler, Town Planner

ABSENT: Jessica Thornton, Associate

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. Field edited 157 Feeding Hills Road for parking areas for use. There were questions on painting white lines on gravel for parking spaces. Parking cubes have been painted orange.
2. Owners of 161 Klaus Anderson Road had questions on a common driveway.
3. Had various conversations with Dennis Clark regarding Open Space Restrictions and the State Executive Office of Environmental Affairs. A bond is provided for State requirements for Open Space.
4. Had conversations with Calyk & Pistils about 74 College Highway regarding property layout.
5. A cease and desist order was sent to 101 Point Grove Road (Loui B) for rental of boat slips.

PUBLIC COMMENTS:

7:05 p.m. 157 Klaus Anderson Road Common Driveway
Brian Houlihan said he bought the property and subdivided it into estate lots. He presented a layout of the property and showed where he wanted to build a house for his daughter. He said the issue is a fifty foot right away that has a line of site issue. He asked if the driveway access could be in a different location. They said they are ready to build. The Board discussed the possibility to make the change. Mr. Slessler said he needs to come in with a Special Permit request. The Board decided to revisit the discussion at the July 16 2019 meeting.

APPOINTMENTS:

7:30 p.m. 74 College Highway Public Hearing
Christopher Lalli and William Fontaine were represented by Rob Lévesque of Lévesque Associates. Mr. Lévesque presented plans for a Registered Marijuana Dispensary on 74 College

Highway according to the Town rules and regulations. He described the building as basically a barn like structure that will set into the landscape. He met with the Southwick Board of Appeals requesting and receiving a setback of 30 feet from College Highway. He pointed out the plans of the layout of the 17, 500 square foot building and the parking area. He pointed out the retaining wall at the back side of the building. He said they will be using Town Water. He said the applicants will meet with the State Cannabis Commission. He said they will review the application and site plans. He said they need to secure the Special Permit and Site Plan Review from the Planning Board. He said later they will file a more detailed Stormwater Plan. He said they will be filing a notice of intent with the Conservation Commission. Mr. Lalli said they are not a retail dispensary. They will be a whole sale and cultivating facility. He said the truck coming in and out will be minimal. He said the waste water will be minimal. He explained the seed to sale process. The entire process is maintained in the building. He said the windows are fake. They only are allowed windows in the office and the office will be located on the second floor. He added that everything will enter and exit from the parking lot side of the building. He said no light or odor will come outside of the building. He said they have no plans to add onto the building. Mr. Slessler said they have had their required community outreach meeting. He said they have been talking both to the Southwick Police and Fire Departments. Mr. Lalli said they expect to have 13 employees. He said the Cannabis Control System wants limited signs and intense security with cameras all around.

Mr. Doherty read an email from the DPW Director (**SEE ATTACHMENT A**)

Christopher Mastroianni, a Board of Appeals member, asked to see the plans since they have been changed since it has been reviewed by the Appeals Board. He asked if it was a profit or nonprofit business and was confused by the name of the facility. Mr. Lalli said it was a for profit industry. Mr. Doherty reminded them that there can be no retail of marijuana in Southwick. He also explained that there are two definitions of marijuana facilities. The same rules apply to all facilities. One is for a Registered Medical Marijuana Dispensary and one for a Registered Recreational Marijuana Establishment. Mr. Fontaine said all facilities must be tested using the same standards whether it is Medical or Recreational.

Mr. Deedy, a member of the Town SelectBoard, said they were fine with the plan.

Mr. Lee Hamberg said he wanted to see the plans.

MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to continue the Public Hearing for 74 College Highway to July 16, 2019 at 7:30 p.m. The motion passed unanimously.

8:25 p.m. 110, 112, & 138R Hillside Road Public Hearing

Mr. Rob Lévesque presented the plan for 110, 112 and 138R Hillside Drive for N & K Realty, LLP. The applicant proposes to construct a Flexible Residential Subdivision or a Conventional Residential Subdivision. Mr. Lévesque explained the difference between the two types of Subdivisions. The Flexible Subdivision has smaller building lots leaving 25 % of open space for preservation. He said the Conventional plan has larger building lots. He said the Town prefers that both Flexible and Conventional plans are presented so a decision can be made as to which works best on the property. He said wetlands on this property are determined by the Conservation Commission. He said in the Conventional Subdivision there are 24 lots. There is a lot more road in the Conventional. They are only required to provide 10% open space versus the Flexible Residential requires 40 %. He said the Flexible is more desirable with the less land used as roads. When the Town takes over the subdivision it is more of a burden on the Town to maintain the roads. Mr. Doherty asked if there are 32 acres of wet land in the Flexible and less in

the Conventional. Mr. Lévesque said that there are wet lands on the lots in the Conventional. He continued to explain the difference between the Flexible and Conventional.

Mr. Doherty read the DPW comments. **(SEE ATTACHMENT B)**

Mr. Doherty read the Fire Department comments. **(SEE ATTACHMENT C)**

Mr. Doherty read a letter from Melissa Wojciak a resident. **(SEE ATTACHMENT D)**

Me. Lévesque said that they are aware there is a lot of seasonal water on the propriety. He said they have perk tested successfully for each of the lots. The building lot must be less than 50 feet from the wetlands He listed the requirements for a Flexible subdivision. He said one of the choices the Fire Department suggested is to install cisterns in case of fire and that has been done. A resident asked how the perk tests work. She said the reason she is asking is because she get water in her basement all the time. Mr. Lévesque explained.

9:35p.m. 61 & 63 College Highway

Continued Public Hearing

ROUTINE BUSINESS: 7:30 p.m.

8:04 p.m.

Minutes

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minute of June, 11, 2019 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 _____

The Next Meeting is July 9, 2019