



Town of Southwick

Planning Board

MINUTES



Tuesday, July 16, 2019

MEMBERS IN ATTENDANCE: Michael Doherty, Chair
Marcus Phelps, Vice Chair
Richard Utzinger
David Spina
David Sutton
Jessica Thornton, Associate

ABSENT: 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.

PUBLIC COMMENTS:

7:05 p.m. 61 & 63 College Highway Common Driveway
Mrs. Roz Terry is the Permit Coordinator for R. Lévesque Associates. She said the Storm Water Management permit for 61 & 63 was submitted on April 26, 2019. Mr. Doherty Arrived. The Board reviewed the Stormwater Management regulations. Mr. Doherty said he would type up a memo and get it out today.

7:10 p.m. Minutes

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minutes of June 26, 2019. The Motion passed unanimously.

7:12p.m. Board Reorganization

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to nominate Mr. Doherty as Chair of the Planning Board. The motion passed unanimously.

A MOTION was made by Mr. Utzinger and seconded by Mr. Spina to nominate Mr. Phelps as Vice Chair of the Planning Board. The motion passed unanimously.

A MOTION was made by Mr. Sutton and seconded by Mr. Utzinger to nominate Mr. Spina as Planning Board representative to the Community Preservation Committee. The motion passed unanimously.

A MOTION was made by Mr. Sutton and seconded by Mr. Utzinger to nominate Mr. Phelps as Planning Board Representative to the Pioneer Valley Planning Community of the Planning Board. The motion passed unanimously.

The Committee will set up a joint meeting with the SelectBoard to vote on a Planning Board Associate member.

APPOINTMENTS:

7:15 p.m. 157 Feeding Hills Road Public Hearing

Arturas Ribinskas purchased 157 Feeding Hills Road and plans to operate a Restaurant on the premises. He does not plan to make changes to the exterior of the building. He has measured and marked the parking areas with concrete bump stops. He has 50 parking spaces and two handicapped. He presented his plans and will update them when The Town Planner returns. He said he marked the existing island also for parking. He expects to have six employees. Mr. Doherty reminded him to meet with the Building Inspector and the Health Inspector. Joyce Banish of 176 Feeding Hills Road said she has eaten in his other restaurant and the food was delicious

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to close the Public Hearing for 157 Feeding Hills Road. The motion passed unanimously

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to grant the Special Permit for 157 Feeding Hills Road subject to the terms and conditions stated in the Decision.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes Mr. Spina, yes
The motion passed unanimously.

7:30 p.m. 74 College Highway Public Hearing

Christopher Lalli and William Fontaine were represented by Mrs. Terry an associate of Rob Lévesque Associates. She presented plans for a Registered Marijuana Dispensary on 74 College Highway according to the Town rules and regulations. She said they met with the Southwick Board of Appeals requesting and receiving a setback of 30 feet from College Highway. She pointed out the plans of the layout of the 17, 500 square foot building and the parking area. She said they will be using Town Water. She said the applicants will meet with the State Cannabis Commission. She said they need to secure the Special Permit and Site Plan Review from the Planning Board. She said later they will file a more detailed Stormwater Plan. Mr. Lalli said they are not a retail dispensary. They will be a wholesale and cultivating facility. He said the trucks 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 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. She 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 Commission wants limited signs and intense security with cameras all around.

Mrs. Terry said the application was opened on July 9, 2106 and the July 16th is the second meeting. Mr. Doherty asked if they owned the site and they replied yes.

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to close the Public Hearing. for 74 College Highway. The motion passed unanimously.

The Board discussed the draft decision for a Marijuana facility including production, growth and wholesale distribution. They added some requirements.

A MOTION was made by Mr. Phelps and seconded by Mr. Spina to grant the Marijuana Facility on 74 College Highway a Special Permit and Site Plan Approval subject to the terms and conditions of the Decision.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, no Mr. Sutton, yes Mr. Spina, yes

The motion passed with one no vote.

8:45 p.m. 159 Klaus Anderson Road Driveway

Mr. Doherty said he was not clear what to do about the driveway for 159 Klaus Anderson Road. He said basically there are two Estate lots. He said a third driveway was on the plan they looked at before. Mr. Utzinger said it was not on the original plan. The owners are concerned about the poor site line for the estate lot driveway. Mr. Phelps said a solution would be to install a sign that says caution driveway ahead. Mr. Doherty said he will visit the site. He said they have not found a provision in the bylaw that will allow them to have a common driveway.

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 9:00 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

The Next Meeting is August 13, 2019