



# *Town of Southwick*

## **Planning Board**

### MINUTES



**Tuesday, August 13, 2019**

**MEMBERS IN ATTENDANCE:**

Marcus Phelps, Vice Chair  
Richard Utzinger  
David Spina  
Jessica Thornton, Associate

**ABSENT:**

Michael Doherty, Chair  
Alan Slessler, Town Planner  
David Sutton

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.

There was no Planner's Report.

7:05 p.m.

Minutes

The Board reviewed the minutes for July 9, 2019.

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Spina to accept the minutes of July 9, 2019. The motion passed unanimously.

The Board reviewed the minutes for July 16, 2019.

**A MOTION** was made by Mr. Spina and seconded by Mr. Utzinger to accept the minutes of July 16, 2019. The motion passed unanimously.

**APPOINTMENTS:**

7:15 p.m. 100 Klaus Anderson Road

ANR

Mr. Stephen Racette, the owner of 100 Klaus Anderson Road, said the property is divided into two lots and he is requesting to combine them into one lot and he plans on building his home on the lot. He said they are in the process of tearing down the houses and the barn. He said the property is close to Davis Road. He said the only issue he has is the Assessor's office insists that the new lot number will be 102 and he feels it should be numbered 100. He said the house was always one hundred and the history of this is important to him. Mr. Phelps suggested he talk to the Chair of the Board of Assessors.

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Spina to approve the ANR for 100 Klaus Anderson Road. The motion passed unanimously.

Mr. Racette requested the Board hold onto the maps until the address has been resolved. The Board agreed.

7:30 p.m. 549 College Highway Sign Application

Mr. Phelps read a letter to the Board from the Building Inspector. The applicant is requesting to install a wall sign. He said the square footage requested is within the limits allowed for a sign. The Building Department supports the application. This property is across from the Summer House and it will be a Fish and Pet store.

**A MOTION** was made by Mr. Spina and seconded by Mr. Utzinger to give a positive recommendation for this sign. The motion passed unanimously.

7:45p.m. 1 Two States Avenue ANR

Mrs. Terry is an associate of R. Lévesque's office and represented the applicant. The applicant requests to remove the lot lines to create a single property with a small access to Middle Pond.

**A MOTION** was made by Mr. Utzinger and seconded by Mr. Spina to approve the ANR for 1 Two States Avenue. The motion passed unanimously.

The applicant requested the Planning Board keep the approved maps for now.

**ROUTINE BUSINESS:**

7:50 p.m. The Greens East Plans Sign Plans

The Planning Board signed all the plans for The Greens East.

**PUBLIC COMMENTS:**

8:00 p.m. 64 Powder Mill Road Discussion

Mr. Brian Drenen of 104 Fred Jackson Road said he has given the owners a quote to put an addition on the side of their house at 64 Powder Mill Road. He said there seems to be an abundance of space there. He said they did some preliminary clearing of the land. He started the permit process and found the property is located in the Residential 20A (R20A) zone. He said the requirements are 2 acre parcel minimum, 300 feet of frontage, 75 foot setback, and 50 foot side setback. The Board discussed the different zoning regulations that may apply. Mr. Phelps said it is a pre-existing non conforming lot. He suggested the he should talk to the Zoning Board. They also suggested that he go to the Building Department if he gets approval.

Being no further business to be brought before the Board, **A MOTION** was made by Ms. Utzinger 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 September 10, 2019**