



Town of Southwick

Planning Board

MINUTES



Tuesday, October 22, 2019

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

ABSENT: David Sutton

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. Talked to Attorney Beglane in regards to the proposed Estate Lot which has access to College Highway and a 50 foot Right of Way to Davis Road. Attorney Beglane stated because an Estate Lot does not own property adjacent to a Right of Way the owner of the proposed Estate Lot must use the College Highway access.
2. Received an inquiry about the Walk on the Water Restaurant using parking owned by the Cove Restaurant. Nether business has requested a Site Plan Approval or Special Permit.
3. Attended the meeting of the Pioneer Valley Planning Commission Developmental Council. The major topic was housing for the aging population and accessory dwellings.
4. Mr. Robert Baker of Palmer Road called in regards to a large format solar array in a residential zone.
5. Met with Beatrice Siwek of 255 Hillside Road. She is applying for an Estate lot. She received approval on April 1, 2008 and the lapsed date of April 1, 2010. She was told she had to resubmit her application again.
6. Spoke an individual who bought lot 17.3 (Estate Lot) on Nicholson Hill Road and he owns lot 17.5 on College Highway. He would like a driveway on College Highway because there is a stream crossing the access to the Estate lot. He would make a lot on College Highway due to requirements of a 50 foot Right of Way. It would make the lot non conforming. A revised Estate Lot plan would be required.
7. Met with a potential business man and the Building Inspector regarding 135 Point Grove Road for use of an existing building that has been a restaurant and abandoned for 15 years. He plans to build on the existing foot print and has proposed parking across the street. A Site Plan and Special Permit is required.
8. The owner of 126 College Highway wants to subdivide a lot on College Highway. The frontage is in the Residential 40 zone and requires 200 foot frontage. They have 150 feet and their proposal would be also be less than the required 60,000 square feet. They were told to meet with the Zoning Board of Appeals.

PUBLIC COMMENTS:

Cheryl Crowley and a group of people came from the Westfield Planning Board to listen and understand how the Planning Board used Estate Lot plans.

APPOINTMENTS:

7:15 p.m. 253 Hillside Road Public Hearing

Mr. Slessler said that this was an Estate Lot that was approved on April 1, 2008. He said in their Special Permit they had a lapse date of April 1, 2010. He said they are here now for an application for the same property. He said it has 90 feet of frontage. He said there is no other Estate Lot nearby.

Beatrice & Gregory Siwek are the applicants said they want to change the plan. They plan to build the house deeper into the property instead of near the road and want to move the driveway closer to the apple trees. Mr. Slessler said they will have to meet with the Department of Public Works to get a driveway Permit. He will work with you in the placement for the driveway. He will also contact the Planning Board in regards to the driveway. Mr. Slessler said a new plan and mylar will be required from the applicant.

Mr. Doherty read an email from the DPW Directors. (See Attachment A)

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to close the Public Hearing for 253 Hillside Road. The motion passed unanimously.

The Board reviewed the Special Permit draft decision and made a few changes.

A MOTION was made by Mr. Spina and seconded by Mr. Phelps to approve the Special Permit and Site Plan as amended for 253 Hillside Road.

A Roll call vote:

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

ROUTINE BUSINESS:

7:50 p.m. Minutes

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minute of September 10, 2019 as presented. The motion passed unanimously.

7:51 p.m. Zoning Bylaw Discussion

Mr. Doherty said it will take a lot of time to talk about the modification to the Solar Bylaw. Mr. Phelps said that Pioneer Valley Planning Commission had a presentation. He said that we are very fortunate we a solar bylaw like we have. He said some of the Towns have under gone tremendous pressure and had a lot of clear cutting in Towns that do not have open areas.

Companies have come in and cut 50 acres of trees to put in solar panels. He said a lot of the Towns are scrambling to get moratoriums in place. He said the PVPC is gathering information on what has been learned so far to help advice communities on how to proceed in the future, he said we have to be careful about making any changes. Mr. Slessler said in Southwick no one wants to see solar panels in their back yard. Mr. Doherty said that we are not anywhere near that end of the spectrum. He said the land maybe sold for development. He said that people would not mind seeing a few houses across the street but no solar panels. The discussion continued The Board decided that if a change was to be considered they would form a committee. Mr. Phelps advised to wait on the information from the PVPC. If changes are to be made it will have to go to Town Meeting to be approved.

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Spina **SECONDED** by Mr. Phelps to adjourn at 8:15 p.m. The 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 November 5, 2019