

Town of Southwick Planning Board MINUTES



Tuesday, May 26, 2020

MEMBERS IN ATTENDANCE: Michael Doherty, Chair

Marcus Phelps, Vice Chair

Richard Utzinger David Sutton

Jessica Thornton, Associate Alan Slessler, Town Planner Meghan Lightcap, Secretary

ABSENT: David Spina

A special meeting of the Planning Board was scheduled via Zoom and was called to order at 7:09 p.m. by Mr. Doherty. He stated that the meeting was being recorded and asked if anyone in the audience was recording the meeting. Doug Moglin, Joe Deedy, Randy Brown, Felipe Cravo and Farzaan Mufeed were also in attendance.

PLANNER'S REPORT: 7:10 p.m.

Pending Special Permits

- 1. Bill Liss is looking at a lot on 79 Mort Vining Road. Access to the lot is encumbered by wetlands. Next door neighbor has an Estate Lot with a common driveway: he would like to use neighbors Drive (serves two lots now).
- 2. Received questions about the American Inn and permits required.
- 3. Completed review on Verizon cell tower.
- 4. Completed review on Sunnyside Road Storm Water Permit with Engineer.
- 5. 1 Two States Avenue questions on site plan (Build home only now).
- 6. Storm water permit behind Cove.
- 7. 101 Point Grove Road has questions for off-site parking for ten marina boat slips.

PUBLIC COMMENTS: 7:30 p.m.

Doug Moglin, 5 Hidden Place Drive, was asking for update on Wok on Waters inquiry to put in extra parking spots across from their restaurant at the old Cove Restaurant site. Mr. Slessler told him he spoke with owner and told her there is too much liability involved with people crossing busy street to get to restaurant, someone could get hit by car.

7:40 p.m. Fred Jackson Road

Public Hearing

Mr. Doherty designated Jessica Thornton, Associate as a Voting Member because Mr. Sutton was not present at start of meeting. Mr. Slessler explained that a Maple tree needed to be removed on Fred Jackson Road in order to replace a culvert. Randy Brown, DPW Director, attended meeting and was given the floor to speak in detail about removing the tree. He stated it is a healthy tree that doesn't qualify for removal, under normal circumstances, but needs to be removed to install a new culvert. Mr. Doherty put up a picture of the tree on the main screen for audience to see.

A MOTION was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to close the hearing for Planning Board and DPW.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes

Mr. Sutton, yes Mrs. Thornton, yes

Mr. Brown, yes

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger for a positive vote to grant a Permit to Mr. Brown to remove tree on Fred Jackson Road.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes

Mr. Sutton, yes Mrs. Thornton, yes

The motion passed unanimously.

7:50 p.m. 797 College Highway

Public Hearing

Mr. Slessler gave a history of the property (May 7 2002 Permit for Car Sales, May 2015 Permit Revised to make it half Car Sales and half Vape Sales) Mr. Hazaan Mufeed, who was present at the meeting, would like to go back to Car Sales Only using existing pavement originally for parking to place For Sale cars on. Mr. Phelps asked if there was a handicap designated parking spot, where customers would park and was there adequate lighting at night? Mr. Mufeed said he can put "In writing" and on the plan where handicap spot would be beside handicap ramp, and the 10x20 parking spaces. He also said that the lighting will come from existing light fixtures. Mr. Slessler stated that Lighting and Signage was addressed at previous hearing when address changed from Sales to Sales/Vape in 2015 and it passed. Mr. Slessler also told Mr. Mufeed to go to Select board Office to apply for Used Car Sales License. Mr. Doherty asked if there were any further questions and when there were none, designated Mrs. Thornton as a Voting Member.

A **MOTION** was made by Mr. Phelps and SECONDED by Mr. Utzinger to close the hearing.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes

Mr. Sutton, yes Mrs. Thornton, yes

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger for a positive vote to modify existing Special Permit to Car Sales Only with Conditions to designate a Handicap spot and parking spaces with the sizes. Mr. Doherty told Mr. Mufeed that he would need to revise plans before our next meeting.

Roll call Vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes

Mr. Sutton, yes Mrs. Thornton, yes

The motion passed unanimously.

Vote was unanimous

8:10 p.m. Hudson Drive Gravel Permit Renewal

Public Hearing

Mr. Slessler explained that every 2 years the Applicant has to ask permission from the board to remove gravel as well as put up a \$20,000 bond and show plans for removal. Felipe Cravo was present at meeting to represent R. Levesque and Associates. Mr. Doherty put up a Well History Map for group to see on Main screen that showed destroyed wells and active wells. Mr. Phelps asked if there was anything in Plans about Vegetation replanting. Mr. Slessler stated that Landowner was to improve property, adding topsoil, fertilizer and seed when project was over. Mr. Doherty designated Mrs. Thornton as a Voting Member.

A **MOTION** was made by Mr. Phelps and SECONDED by Mr. Utzinger to close the hearing.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes

Mr. Sutton, yes Mrs. Thornton, yes

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant Permits with Same Conditions as last permit and that they have 2 active monitoring wells and meet all conditions as stated.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes

Mr. Sutton, yes Mrs. Thornton, yes

ROUTINE BUSINESS:

8:23 p.m. Discussion

Meeting minutes were approved from February 25, 2020. Mrs. Thornton had delay with sending edits and they were discussed with the Board.

The Verizon Tower Special Permit will reach 90 day expiration and needs to be looked into as per the Governors Order and 45 day hold. Mr. Doherty will reach out to Town Counsel to see if 45 day hold still applies.

The next meeting falls on Election Day, June 10, 2020. We will Post the Agenda and Mr. Doherty will be the only one attending to let people know the meeting will be postponed to the

next day June 20, 2020 as well as adjust Abutters Letters. Mr. Moglin will set up meeting through Zoom Company.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Sutton to approve changing the date of the next meeting from June 9th to June 10th.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes

Mr. Sutton, yes Mrs. Thornton, yes

A **MOTION** was made by Mr. Phelps and SECONDED by Mr. Utzinger to approve May 5th, 2020 Minutes with One Change.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes

Mr. Sutton, yes Mrs. Thornton, yes

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 8:50 p.m. Vote was unanimous.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes

Mr. Sutton, yes Mrs. Thornton, yes

Due to future meetings being held via Zoom, the meeting minutes were approved via electronic signature on 6/10/20

Respectfully submitted, Meghan Lightcap

The Next Meeting is June 10, 2020