



Town of Southwick

Planning Board

MINUTES



Wednesday, June 10, 2020

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

A special meeting of the Planning Board was scheduled via Zoom and was called to order at 7:01 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, Karen Taravella, Joel Lund, Mike Orszulak, Molly Troy, Aaron Dziengelewski, Francine Tierney and Rick and Carla Hoffman were also in attendance.

PLANNER'S REPORT: 7:07 p.m.

1. Public Works has asked for a Bond Revision for the Greens West project on Sawgrass Lane. See attached letter from Randy Brown. They are asking for three lots to be released from Covenant leaving a balance of two to cover remaining work. They are also asking for a Bond worth \$1.7 million to begin construction on the Greens East project.
2. 81 Granville Rd. ANR was approved in 1999 but never filed so a new map and application is required.
3. Received a Mixed-Use proposal for 772 and 774 College Highway for dental office with apartments on second floor.
4. Updated Mr. Baker and Mr. Grimaldi via telephone on Solar By-law Modification.
5. Verizon would like to know when we will be having a meeting to discuss their plans for a cell tower.
6. Received numerous phone calls on 90, 101 and 106 Point Grove Road regarding additional parking spaces.
7. 79 Mort Vining Road is an Estate Lot off of College Highway, across from shell Gas Station. He has questions about getting his driveway in. He wants to use a common driveway but it is illegal. His neighbor, on Davis Road, won't allow him to come across

his property. Attorney Beglane gave us a recommendation that the driveway has to stay within fifty foot right-of-way from College Highway.

PUBLIC COMMENTS: 7:08 p.m.

Mr. Phelps asked about a specific phone number joining Zoom meeting and Karen Taravella of #1 Two States Avenue spoke up that she was that number in question.

Joel Lund of 25 Radisson Lane called in representing Radisson Heights Homeowners Association with concerns as to whether new driveway crossing the creek for Sunnyside Road lots, will encumber drainage to the Radisson Heights. As per Alan, a culvert has been put in place and approved by the Conservation Commission.

Rick Tierney of #8 Two States Avenue voiced concern with driveway location of 1 Two States Avenue but was happy to see that current location on map would stand. Mr. Doherty told them that a driveway permit from DPW will still need to be obtained for property.

APPOINTMENTS:

7:08p.m. 7 and 9 Lakeview Rd and 90 Point Grove Rd Public Hearing

Mr. Doherty prefaced hearing by stating that the hearing was originally slated for June 9, 2020 but due to town election the date was changed to June 10, 2020. Felipe Cravo of Levesque and Associates was present on behalf of the property owner. Felipe showed a map for 2 residential homes, an update from original plan, which was for only 1 home. The property is located directly behind the Cove Restaurant and construction of the homes will disturb more than one acre. Felipe said the storm-water specifications, utilities and sewer connections had been addressed with the DPW. Mr. Doherty designated Mrs. Thornton as a Voting Member then read comments by Mr. Randy Brown, DPW director. Mr. Brown's comments addressed sewer service hook-up and abandonment of old sewer, meters installed, driveway sloping and trench permits, all of which Mr. Slessler stated had nothing to do with storm-water Permits.

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

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	M. Spina, yes	Mrs. Thornton, yes

The motion passed unanimously.

A MOTION was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve the Storm-Water Management Permit for 7 & 9 Lakeview Street and 90 Point Grove Road with conditions as approved by DPW to witness abandonment of old septic work.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mr. Spina, yes	Mrs. Thornton, yes

The motion passed unanimously.

Mr. Doherty addressed the Hearing date change of June 9, 2020 to June 10, 2020. Mr. Cravo read presentation of application and stated the application was reviewed by DPW. The Builder has requested some waivers of By-law Chapter 185 Section 36.1 as stated on application. Mr. Doherty designated Mrs. Thornton as Voting Member. DPW concerns are with driveway visibility, Felipe stated #108 and #110 lot shall be back-filled to bring properties level to the road. #112 is an Estate lot and will need additional approval once driveway is added concerning Police and Fire.

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	Mr. Spina, yes	Mrs. Thornton, yes

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve a Storm-Water Management Permit for 108, 110 and 112 Sunnyside Road, including waivers with the condition that the applicant will perform test pits prior to installation of dry wells.

Roll call Vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mr. Spina, yes	Mrs. Thornton, yes

The motion passed unanimously.

Mr. Doherty addressed the Hearing date change of June 9, 2020 to June 10, 2020 and also designated Mrs. Thornton as a Voting Member. Mr. Cravo read the application and Mr. Doherty read the DPW information regarding storm-water concerns on and around property. Mr. Cravo addressed all concerns regarding DPW and said they are easily attainable.

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	Mr. Spina, yes	Mrs. Thornton, yes

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant a waiver from the requirements of Chapter 185, Section 36.1 (4) (k), (4) (L) and (4) (q) [3] [c].

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mr. Spina, yes	Mrs. Thornton, yes

The motion passed unanimously.

A **MOTION** was made by Mr. Sutton and **SECONDED** by Mr. Spina to grant the Storm-Water Management Permit with inclusion of 1, 3 and 4 of the DPW comments.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mr. Spina, yes	Mrs. Thornton, yes

The motion passed unanimously.

8:13 p.m.	Bond Reduction for Greens West Covenant Revision	Discussion
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As per Mr. Slessler the Developer has finished 75% of the work. He holds a covenant in lieu of a bond with the Town on five lots and would like three of the lots released. The two remaining have enough value to support the remaining work. The lots 14, 19 and 20, need to be released in order to be sold. Developer's attorney will revise the covenant with recommendation of Planning Board via memo. Greens East was not on agenda but came in last minute and they would like to put up eleven lots for a covenant in lieu of a bond. Mr. Slessler will prepare a memo for attorneys who will then forward to Attorney Beglane for review.

8:25 p.m.	Fred Jackson Tree Removal	Public Hearing
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The original decision needed changes and the two statutes that apply were, "Public shade tree for removal" as well as "Tree on a designated scenic road." Randy Brown, Tree Warden, gives Mr. Doherty authority to put his name on Electronic Signature.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to accept the decision for tree removal on Fred Jackson Road.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mrs. Thornton, yes	
Randy Brown, yes		
Tree Warden		

The motion passed unanimously.

8:30 p.m.

87 Granville Road

ANR

As per Mr. Slessler the property is owned by the Grior family and approved July, 6 1999 but never filed with Hampden County Registry of Deeds. The husband passed and they can't find the Mylar map for the two lots they want to sell so they had a new one drawn up.

A **MOTION** was made by Mr. Utzinger and **SECONDED** by Mr. Phelps to accept the ANR for 87 Granville Road.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mr. Spina, yes	

The motion passed unanimously.

8:20 p.m.

College Highway

ANR

681 and 691 College Highway are located behind Tractor Supply, Family Dollar and Avalon Funeral Services. On 42.7 acres Parcel A needs a boundary line adjustment. Parcel B is on 1.9 acres. Property has all necessary frontage and acreage to be approved according to Mr. Slessler.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve the ANR for 681 and 691 College Highway.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mr. Spina, yes	

The motion was passed unanimously.

ROUTINE BUSINESS:

8:47 p.m.

Discussion

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve May 26, 2020 Minutes via Electronic Signatures.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mrs. Thornton, yes	

The motion was passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to accept the Shaker Farms Gravel Permit on Hudson drive.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mrs. Thornton, yes	

The motion was passed unanimously.

A MOTION was made by Mr. Phelps and SECONDED by Mr. Utzinger to approve the 797 College Highway Special Permit with newly submitted changes for handicap parking, customer parking and lighting.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mrs. Thornton, yes	

The motion was passed unanimously.

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 9:13 p.m.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, yes
Mr. Sutton, yes	Mr. Spina, yes	Mrs. Thornton, yes

The motion was passed unanimously.

Due to future meetings being held via Zoom, the meeting minutes were approved via electronic signature on 6/30/20

Respectfully submitted,
Meghan Lightcap

The Next Meeting is June 30, 2020