



Town of Southwick

Planning Board

MINUTES



Tuesday, June 30, 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 7:05 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, Joe Walz, Chris Karney, Amadeo and Diane Giordano and Janet Mashia were also in attendance. Jessica Thornton was designated as a voting member.

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

1. A gentleman called with questions about re-building a vacant property on 138 Point Grove Road in the B-Zone on pre-existing, non-conforming property and he knows it will need to be built on same footprint as previous dwelling because of zoning laws.
2. Select Board had questions on Crabby Joes property for potential to be used as a home instead of restaurant. This is not allowed in a B-Zone, cannot have apartments or residence.
3. Information was asked on 9 Wood Road, R-20 Zone, to put in an addition to building
4. The property owner of 38 Mort Vining Road called with questions on an ANR and 13 lots (Estate Lots) they would like to just pull out one lot to sell for now.
5. Reviewed 0, 772 and 774 Special Permit Site Plan and Storm-Water Permit in a BR Zone.
6. 23 Veteran Street info on an R-20 Set Back and septic questions.
7. Reviewed an inquiry for bed and breakfast use in town of Southwick. Currently not allowed and Select Board is waiting for guidance by town attorney.

PUBLIC COMMENTS: 7:10p.m.
None

APPOINTMENTS:

7:15p.m. 772 and 774 College Highway Public Hearing

Chris Karney of Levesque and Associates was present on behalf of the property owner. Mr. Karney showed plans that proposed the demo and removal of the current driveway, house and garage. He showed another plan of the sites erosion control set up. We saw more plans on the building lay-out and parking, the grading and storm-water layout as well as drainage and underground electrical work. There are no town sewer lines running on that part of College Highway so a joint septic will be built for buildings 2 and 3 and a single septic will be built for building 1. Mr. Karney lastly showed us details on the landscape, water main and utilities plans. Mr. Doherty read comments by the Fire Department Chief, Russ Anderson, one of which was a concern about a fire hydrant between two driveways. Mr. Slessler interjected that a lot of those proposed questions would be addressed by the Building Department when permits are pulled. Mr. Doherty then read a list of questions proposed by Mr. Randy Brown, DPW director, and Mr. Karney addressed those concerns. Mr. Phelps asked if a warehouse was allowed in a BR Zone and Mr. Slessler told him yes it was. Mr. Phelps suggested adding a left turn lane to the driveway exit to cut down on traffic congestion within the property and Mr. Karney said they can look into that. There was discussion on continuing the meeting to next week as we have our next Town Planning Meeting on Tuesday July 7, 2020 and Mr. Karney can talk to Mr. Brown about DPW concerns beforehand.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Sutton to continue the hearing at 7:15 on July 7, 2020 for the Special Permit and Site Plan Approval application for 0, 772 and 774 College Highway.

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.

8:40 p.m. 38 Mort Vining Road ANR

Mr. Slessler explained that there were 85 acres of land with existing house and applicant would like to sell that one lot. Mr. Slessler did not see any issues with is property that would prevent it from attaining the ANR. Mr. Phelps said he has seen the parcel advertised on a realtor website as 13 lots and Mr. Slessler explained that that was original plan but it had been withdrawn for now.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Sutton to endorse the ANR such that approval under subdivision is not required for 38 Mort Vining Road.

Roll call vote:

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

The motion passed unanimously.

ROUTINE BUSINESS:

8:58 p.m.

Discussion

38 Mort Vining Road

Right of First Refusal

Mr. Slessler asked if there was any interest from Planning Board members to preserve the property. Mr. Moglin said that the town would need to secure funding. Janet Mashia, the property owner, said she was told there was no interest by town but would fully support the town preserving property. Mr. Moglin said he will contact personally to talk further about this subject.

Written decisions on 7 and 9 Lakeview and 90 Point Grove Road, 108,110 and 112 Sunnyside Road and 1 Two States Avenue will be reviewed at next meeting, July 7, 2020.

Mr. Doherty suggested the Board reorganize and vote on their current roles within the Board. Mrs. Thornton submitted her Letter of Interest to serve as an Associate Member on the Board.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Sutton to nominate Mr. Doherty as Chairman of the Planning Board.

Roll call vote:

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

The motion passed unanimously.

A **MOTION** was made by Mrs. Thornton and **SECONDED** by Mr. Spina to nominate Mr. Phelps as Vice Chair of the Planning Board.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, abstain	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. Sutton to nominate Mr. Spina as the Representative of the Planning Board on the Community Preservation Committee.

Roll call vote:

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

The motion passed unanimously.

A **MOTION** was made by Mr. Doherty and **SECONDED** by Mr. Sutton to nominate Mr. Phelps as the Representative of the Planning Board on the Pioneer Valley Planning Commission.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, abstain	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. Sutton to approve June 10, 2020 Minutes via Electronic Signatures.

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.

Being no further business to be brought before the Board, A **MOTION** was made by Mr. Sutton and **SECONDED** by Mr. Spina to adjourn at 9:10 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 7/7/20

Respectfully submitted,
Meghan Lightcap

The Next Meeting is July 7, 2020