



Town of Southwick

Planning Board

MINUTES



Tuesday, July 7, 2020

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

ABSENT:

A special meeting of the Planning Board was scheduled via Zoom and was called to order at 7:02 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 were also in attendance. Mr. Doherty designated Jessica Thornton as a voting member.

PLANNER'S REPORT: 7:04 p.m.

1. An engineering firm has been calling asking for info on the American Inn; they have buyers potentially interested in the property.
2. Reviewed 0, 772 and 774 Special Permit Site Plan and Stormwater Permit with Randy Brown from DPW and Chris Karney from R. Levesque and Associates.

PUBLIC COMMENTS: 7:10p.m.

None

APPOINTMENTS:

7:15p.m. 772 and 774 College Highway Public Hearing
Chris Karney of Levesque and Associates spoke with Mr. Slessler as well as Mr. Brown, DPW Director, to revise the site plans to address DPW concerns. The Board discussed having applicant post a \$50,000 bond prior to construction to ensure stormwater drainage is installed and functions properly. Mr. Karney showed revised plans with changes. Mr. Phelps recommended replacing White Pine trees with Blue Spruce trees, labeling two trees Hawthorne instead of Crab Apple and changing description of two of the buildings to Wholesale Building and Storage Warehouse. Mr. Karney also let the Board know he revised fire hydrant location to address a

comment from the Fire Chief. All other concerns DPW had such as; utility line location, Bollard additions, drywell inlet structures and construction staging were addressed through changes to the site plans. Mr. Doherty read Mr. Brown's email on Mr. Karney's revisions and discussed in further detail these concerns with Mr. Karney. There was further discussion on the Stormwater Bond and the Board agreed to defer to Mr. Brown on recommendations for a bond.

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

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant the Special Permit for 0, 772 and 774 College Highway with conditions regarding the turn radius and water service being provided as well as deferring on bonds with the DPW.

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 the Site Plan Approval for 0, 772 and 774 College Highway with conditions regarding the turn radius and water service being provided as well as deferring on bonds with the DPW.

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 the Stormwater Management Permit for 0, 772 and 774 College Highway with conditions regarding the turn radius and water service being provided as well as deferring on bonds with the DPW.

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.

The Board agreed to vote on the decisions at the next meeting on August 11th, 2020

ROUTINE BUSINESS:

8:20 p.m.

Discussion

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to accept a Stormwater Management Permit for 7 and 9 Lakeview Street and 90 Point Grove Road, with conditions 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.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to accept a Stormwater 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.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to accept the Storm-Water Management Permit for 1 Two States Avenue 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.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve June 30, 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. Utzinger to adjourn at 8:55 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 will be approved via electronic signature on 8/11/20

Respectfully submitted,
Meghan Lightcap

The Next Meeting is August 11, 2020