



Town of Southwick

Planning Board

MINUTES



Tuesday, August 11, 2020

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

ABSENT: Richard Utzinger
David Sutton

A special meeting of the Planning Board was scheduled via Zoom and was called to order at 7:03 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 and Joe Deedy were in attendance. Mr. Doherty designated Jessica Thornton as a voting member.

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

1. 61 and 63 College Highway resumed construction under a stormwater permit. The work has been reviewed by Randy Brown, DPW Director and Kyle Scott, the Building Inspector and should be completed by the end of August.
2. Mr. Slessler signed off on 7 and 9 Lakeview Street building permits.
3. Verizon Wireless would like to be added to the Planning Board Meeting agenda by the end of September. Mr. Slessler spoke with Mr. Stinehart and Attorney Fenton and they agree that we should proceed with the process.
4. Mr. Slessler has received a few questions on 214 Feeding Hills Road, the old Pioneer Dairy, regarding use and environmental problems.
5. Mr. Slessler received questions on 302 Feeding Hills Road, the Agawam Revolver Club, regarding usage and zoning.
6. Mr. Slessler fielded AirB&B questions regarding the burden on existing abutters, parking and noise and also if the property will be owner-occupied.
7. Mr. Slessler attended a Zoom meeting with R. Levesque & Associates for 42 Depot Street on a proposed condo development in zone R20.
8. Greens East and West Covenant in lieu of bond need signatures from the Board.
9. The inspection services of Jon Goddard are recommended by Mr. Slessler for the Greens East project.

PUBLIC COMMENTS: 7:11 p.m.

Doug Moglin, 5 Hidden Place, would like to see Verizon cell tower project move forward with a public hearing. The Town Hall may not be open publicly for months to come and we need to get the hearing opened even if it has to be continued over several meetings. Mr. Moglin also asked if Planning Board could re-visit zoning under side and rear setbacks in R20 as a gentleman on Gargon Terrace had to go to Zoning Board of Appeals to put a shed on his property.

ROUTINE BUSINESS:

7:28 p.m.

Discussion

The Board verbally revised and edited 0, 772 and 774 College Highway Written Decision.

A **MOTION** was made by Mr. Spina and **SECONDED** by Mr. Phelps to accept 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 any bonds to the DPW.

Roll call vote:

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

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Spina to accept the Site Plan for 0, 772 and 774 College Highway with conditions regarding the turn radius and water service being provided as well as deferring on any bonds to the DPW.

Roll call vote:

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

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Spina to accept 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 any bonds to the DPW.

Roll call vote:

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

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Spina to grant Mr. Doherty authority to sign the Special Permit, Site Plan and Stormwater Management Permit for 0, 772 and 774 College Highway for the Board Members via electronic signature.

Roll call vote:

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

The motion passed unanimously.

The Board discussed putting together a Short-Term Rental Subcommittee because there have been many questions regarding the usage of AirB&B and VRBO (Vacation Rentals by Owners) uses. Mr. Slessler stated that he had spoke with Attorney Bernstein who is creating a draft bylaw that can be used as a reference document. The subcommittee will need to consist of representatives from Select Board, Police, Fire, Planning Board and Health Department, as well as the Building Inspector and member(s) of the public. A memo will be drafted by Planning Board to invite potential members.

It was decided the Planning Board Meeting schedule for September 2020 through August 2021 works for everyone and will be distributed to other departments and companies we work with.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve July 7, 2020 Minutes via Electronic Signatures.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, 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. Spina and **SECONDED** by Mr. Phelps to adjourn at 8:14 p.m.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, 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 9/8/20

Respectfully submitted,
Meghan Lightcap

The Next Meeting is September 8, 2020