



Town of Southwick

Planning Board

MINUTES



Tuesday, September 8, 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 7:00 p.m. by Mr. Doherty. He stated that the meeting was being recorded and asked if anyone in the audience was recording the meeting. Chris Mastrioanni, Ed Shibley, Darren Caruso and Doug Moglin were in attendance.

PLANNER'S REPORT: 7:00 p.m.

1. Talked to engineer for McDonalds restaurant in regards to a site plan modification.
2. Had a Zoom meeting with Rob Levesque in regards to Jen Nelesko's use of The Cove parking lot for Louie B's overflow parking. The parking lot is in excess of 200 feet separation allowed in Chapter 185.
3. Received a question on 302 Granville Road, the Recoulle family parcel that is 23.882 acres. The lot is accessed by a 60 feet right of way and has no street frontage. A town road will have to be built.
4. Continued talks on 42 Depot Street condominiums with Rob Levesque.
5. Proposed project at Crabby Joes is no longer going to happen at this time.
6. Phase 1 paving was done the week of August 24, 2020 at the Greens East.
7. John Whalley has purchased the property on College Highway on the east side adjacent to Greens East.
8. Animal Control wants to add an 8x12 shed to the north of existing animal shelter.

PUBLIC COMMENTS: 7:10 p.m.

None

APPOINTMENTS:

7:15 p.m.	37 and 36 Sheep Pasture Road Our Lady of the Lake Church	Discussion
-----------	--	------------

Ed Shibley is the realtor representing the church. He stated the church is owned by the Springfield Diocese and they would like to modify Lot #37(single family home). They want to take a 30 foot strip from the Sheep Pasture Rd back to property line to give the Parrish more of a buffer to sell the lot. Doing this however would make the lot more Non-Conforming than it already is. Chris Mastroianni joined the conversation he is on the church's Building Committee and also on the Towns Zoning Board of Appeals. He stated that the church was willing to reduce the footage to 20 feet if the Planning Board thought they were asking too much. After more discussion the Planning Board decided this was a feasible project and Mr. Shibley said he would touch base with Alan Slessler, the Town Planner to obtain a Special Permit application.

7:30 p.m.	Open Space Memo	Discussion
-----------	-----------------	------------

There was a brief discussion about whether or not the Planning Board had seen the latest copy of the Open Space booklet. David Spina is the representative from Planning Board on this committee but he is not present to speak about the matter. The Board decided to review the latest revised copy and discuss at next meeting.

7:45 p.m.	312 North Loomis Street Ground Mounted Solar	Discussion
-----------	--	------------

Darren Caruso would like to add ground mounted solar to his current system bringing the square footage to just less than 1,000 square feet. There was much discussion on how this panel, respectively the size of a swimming pool, would affect neighbor's viewpoint. Mr. Caruso assured the Board that there is ample landscaping blocking neighbors view. Mr. Doherty suggested as long as he maintain existing vegetation as a buffer the Board would approve the Site Plan. The Board authorized Mr. Slessler to sign the Site Plan and send it to the Building Inspector.

A **MOTION** was made by Mr. Doherty and **SECONDED** by Mr. Utzinger to approve the Site Plan for up to a consolidated square footage of less than 1,000 square feet and to maintain the existing vegetation for 312 North Loomis Street.

Roll call vote:

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

The motion passed unanimously.

ROUTINE BUSINESS:

8:00 p.m. Discussion

MOTION was made by Mr. Phelps and **SECONDED** by Mr. Doherty to approve August 11, 2020 Minutes and use Electronic Signatures on the approval of the Site Plan for 312 North Loomis Street.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, 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 8:31 p.m.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, 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 9/22/20

Respectfully submitted,
Meghan Lightcap

The Next Meeting is September 22, 2020