



Town of Southwick

Planning Board

MINUTES



Tuesday, February 9, 2021

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

ABSENT:

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. Attending the meeting were Doug Moglin, Randy Brown, Freda Brown, Jenny and David Reale, Rebecca and Dan Raymond, Mark Kuether, Andrew and Mindi Jacob, Andrew Gardner, Craig Parrow, Mark Rolland, Dennis Hackett a Reporter with Reminder Publishing, Jeff King, Mary and Pat Martin, Sarah and Ryan Hedges, Amy and Shaun Stack, Deb Patryn, Michael Fenton an Attorney for Verizon, Jay Latorre, Stacy Rooney, Jeremy Fiorentino, Alie Robb, Gary and Karen Uliasz.

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

1. Talked to potential buyer of 771 College Highway. He wants to build a self storage building and office in the BR Zone, this is a DePalma property.
2. The Greens West would like to modify lots on College Highway on the north side. They want to combine two lots to avoid a common driveway. A state permit is required as well as a conservation permit.
3. I had conversations with Randy Brown about the possible modification to his disc golf course amenities.
4. Informed a potential owner of three lots for sale on Kline Road.

5. Prepared preliminary decision for Verizon Cell Tower.
6. Gave additional information for use on Griffin Land Trust land on College Highway.
7. Assisted 1 Lexington Circle in figuring out setbacks for a possible shed and pool.
8. 8 Concord Road had questions on creating an Estate Lot.

PUBLIC COMMENTS: 7:05 p.m.

None

APPOINTMENTS:

<u>7:10 p.m.</u>	<u>Verizon Cell Tower</u>	<u>Written Decision</u>
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Mr. Doherty turned the meeting over to the Vice Chair Mr. Phelps as he had recused himself from the Verizon hearing. Mr. Phelps had Mr. Doherty share the screen and show the written decision so the Board could verbally discuss making changes. The Board discussed the changes and finalized the decision. Mr. Phelps asked that once the decision was filed with the town clerk two copies be sent, one to the applicant and one to Attorney Campanelli representing the residents.

A **MOTION** was made by Mr. Utzinger and **SECONDED** by Mr. Sutton to approve the decision of the Planning Board to deny the Special Permit and Site Plan Approval for Liberty Lane.

Roll call vote:

Mr. Phelps, no	Mr. Utzinger, yes	Mr. Sutton, yes	Mr. Spina, yes
Mrs. Thornton, yes			

The motion passed by majority vote.

A **MOTION** was made by Mr. Utzinger and **SECONDED** by Mr. Sutton to authorize electronic signatures for the decision of the Special Permit and Site Plan Approval for Liberty Lane.

Roll call vote:

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

The motion passed by majority vote.

Mr. Phelps turned the meeting back over to Mr. Doherty and Randy Brown spoke on behalf of property owner, Freda Brown and shared the screen to show plan modification for the seasonal disc golf course. Mr. Brown showed the Board what was currently built already, including the disc course, shed and parking area with 33 spots. They would like to expand the recreation area to have more opportunities for people to use the property like corn hole, bocce ball and volleyball. They would also like to bring in a trailer to serve food and drinks, including alcohol sales. They are looking to partner with Powder Hollow Brewery. They will add picnic tables and a shade canopy. To accommodate this update they will add 17 parking spaces along the access road. Mr. Slessler asked for the total acreage of the parcel and Mr. Brown said it is over a hundred acres. Mr. Doherty asked if he was just using an open area without cutting down trees and Mr. Brown said yes.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve the Site Plan Modification for 41 and 51 John Mason Road.

Roll call vote:

Mr. Doherty, yes

Mr. Phelps, yes

Mr. Utzinger, yes

Mr. Sutton, yes

Mr. Spina, yes

The motion passed unanimously.

Mr. Phelps mentioned that the Select Board discussed moving toward seeking out a Green Community Designation for Southwick so it's very timely that the Planning Board considers revising the solar bylaw. Mr. Moglin said that there may be two different endeavors but it was still valid to continue the discussion and re visit down the line. Mr. Phelps said he did look at other communities' solar bylaws and that they require 20 acres for a special permit and there was quite a range of setbacks; some 50, 75 and 100 feet. Mr. Slessler said that in the current bylaw they could simply take out the R40 from the chart in 185.23.2 and create a new column with R40 site plan review with stipulations of the minimum acreage. Mrs. Thornton said that in her research she felt there was a difference between a 1200 square foot ground mounted panel that services a home vs. a ten acre massive array connected to three phase power exported to a power company and that we should consider a whole other segment of our population. Mr. Spina said that in the Blandford bylaw he saw that there was an outreach to the abutters. Mr. Slessler told him that had happened when they created the solar bylaw and would need to go to the public again and Mr. Sutton agreed that they needed to consider visibility to neighborhoods if they re-wrote this. Mr. Doherty said he would look at the bylaws of towns out of Boston area to see what their language looked like and what they were doing and have something in writing for the next meeting. Mr. Doherty also discussed adding a

bylaw amendment for hiring a consultant after running an ad in the local paper for a public hearing.

ROUTINE BUSINESS:

8:00 p.m.

Discussion

Mr. Phelps said there was an opportunity to apply to the Community Preservation Committee (CPC) to receive funds to pay for the preparation of a housing plan and the plan can be used as part of our Master Plan. In order to apply for the funds the Planning Board needs to agree. The cost would be \$25,000 and the CPC will be meeting February 18, 2021. Mr. Spina is the Planning Board representative on the committee.

A MOTION was made by Mr. Utzinger and **SECONDED** by Mr. Sutton to have Mr. Phelps prepare the formal application to apply to the Community Preservation Committee to receive funds to pay for the preparation of a housing plan.

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.

A MOTION was made by Mr. Utzinger and **SECONDED** by Mr. Sutton to accept the Meeting Minutes of January 19, 2021.

Roll call vote:

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 9:49 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 2/9/21.

Respectfully submitted,
Meghan Lightcap

The Next Meeting is February 23, 2021