



Town of Southwick

Planning Board

MINUTES



Tuesday, March 16, 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, Joe Deedy, Randy Brown, Jon Goddard, Andy Reardon, Jeff King, Robert Baker, Robert Grimaldi, Mark Rolland, David Reale, Kathy Cohoon and Hope Tremblay.

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

1. Talked to Scott Lamon about revising parking and storm water permit for 22 Tannery Road.
2. Spoke with Craig Samuelson of 320 College Highway about proposed storage along Industrial Road.
3. Informed proposed owner of Lot #5 at Rising Corner Road of setbacks in the R-40 zone.
4. Springfield Registry of Deeds is requiring a signature page of the Planning Board for record.
5. Proposed owner of #767, in the BR zone, is interested in purchasing additional land for self storage which will require a zone change from R-40 to BR zone.
6. Prepared preliminary warrant article for annual town meeting.
7. Answered additional questions on Griffin Land Trust on College Highway
8. Michael Doherty and I attended a Zoom meeting for capital budget and operating budget.

PUBLIC COMMENTS: 7:05 p.m.

None

APPOINTMENTS:

7:10 p.m.

Solar Bylaw

Public Hearing

Mr. Doherty read the Public Notice and shared the chart that Mr. Phelps and Mr. Slessler wrote. The document showed the proposed changes to the solar bylaw adding the R-20 zone. Mr. Phelps said that they added a column that's R-20, R-40 and if its small scale it requires a site plan review and large scale requires a special permit with minimum of 20 acres. Mr. Doherty showed the Pioneer Valley Planning Commission guidelines that showed the vegetation/project visibility. Mr. Slessler said he could make a recommendation about how they will cover foliage and the large ones will fall under a Stormwater Management Permit. Mr. Sutton asked if there was current wording on the bylaw about the foliage being maintained so it doesn't die. Mr. Slessler said that yes there was and in fact the current large scale solar farm on Congamond Road does have issues and that responsibility falls under the Building Inspector. There was discussion about adding conditions to make sure that if more than one acre is disturbed the applicant would need to provide plans to cover that. Mr. Doherty asked the Board if they were okay with keeping the minimum to 20 acres and the chart Mr. Phelps shared and they agreed that it was fine. Mr. Doherty said he would work on the wording for the setback language for the next meeting. Mrs. Thornton brought up the vegetation density concern and the Board agreed that it needed to be taken into consideration as well.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the Solar Bylaw change discussion to March 30, 2021 at 7:20 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 passed by majority vote.

7:15 p.m.

Sign Bylaw

Public Hearing

Mr. Doherty read the Public Notice and shared a draft modification document. Mr. Doherty discussed the agricultural retail use differences. Mr. Phelps asked to refer to Table 6 of the bylaw and add that an electronic sign would only be allowed for agricultural use. There was more discussion about where to allow electronic signage such as College Highway and Route 57, the business sections of town. The Board discussed setting the timing that the sign runs to be set at 15 seconds. Mr. Deedy asked that the bylaw not say that the sign be shut off between the hours of midnight to six a.m., he would like it to be lit up just not changing.

7:45 p.m.	Consultant	Public Hearing
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Mr. Doherty read the Public Notice and showed the written warrant article on the screen. The Board discussed the type of applications that would need a consultant and whether to do so would require a unanimous vote of the Planning Board members. The Board decided the consultant could be retained with a super majority vote and the text in the written warrant article will be changed to reflect that.

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

Roll call vote:

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

The motion passed by majority vote.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to send the article to the Select Board to put on the Town Meeting warrant for hiring a consultant.

Roll call vote:

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

The motion passed by majority vote.

8:00 p.m.
Revision of Bylaw for Stormwater Management
Public Hearing

Mr. Doherty read the Public Notice and Mr. Brown shared a document on the screen and explained how the storm water bylaw was developed. He said that in 2018 Mass DEP and EPA updated the conditions of the MS4 permit resulting in the need to update the stormwater bylaw in order to comply with a new standard. He then discussed proposed changes to the bylaw. It was decided to defer further discussion to the next meeting because of the lateness of the hour.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing until March 30, 2021 at 8:10.

Roll call vote:

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

The motion passed by majority vote.

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 10:04 p.m.

Roll call vote:

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

The motion was passed unanimously.

Respectfully submitted,
Meghan Lightcap

The Next Meeting is March 30, 2021