



Town of Southwick

Planning Board

MINUTES



Tuesday, April 13, 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, Russ Anderson, Jon Goddard, Rob Levesque, Jason Fiore, Andy Lucas, Bill Spirer, Drake Dargon, Doreen Dargon, Luke Schneiders, Jennifer Roldan, Aaron Blue, Jessica Allan, Sam Knudson, Sofia Bitzas, Janis Prifti, Richard Sypek.

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

1. I continued talks with Pioneer Valley Planning Commission in regards to Green Communities.
2. I had conversations regarding an Estate Lot at 113 Mort Vining Road that lapsed on June 29, 2001. Applicant will have to re-apply.
3. I received a Site Plan Modification for Tractor Supply.
4. Received revised plans for 115 Fred Jackson that addressed all concerns raised at last Planning Board meeting.

PUBLIC COMMENTS: 7:05 p.m.

Drake Dargon of 198 Hillside Road spoke on behalf of his mother, Doreen Dargon of 16 Sawgrass Lane. There is a 20- foot- wide Easement on his mother's property giving access to Open Space behind the Greens West. At the last Association meeting they spoke about the HOA

putting in a request to not put the Easement in and voted unanimously on this. Mr. Dargon wants to know how they can do away with this Easement. Jason Fiore, the developer for the Greens, spoke up and said the access to the Open Space is supposed to be a 400- foot stone dust path but there is an issue with water runoff and this will wash away the stone path. He wants to know if they can remove the path altogether if the residents don't want it. Mr. Doherty said that would be an issue because of the request for waiver to have access to Open Space. Joe Fiore of 19 Sawgrass Lane spoke up and suggested they make the access path all grass. Mr. Doherty suggested that they make a presentation with a request for Modification to the Special Permit. Doreen Dargon spoke up about the access point being right next to her property and her concerns about people parking in front of her house and how to police the cars. Mr. Doherty told her that it is the responsibility of the HOA to deal with all matters concerning the access way. Jason Fiore said he would consult Mr. Slessler and do a minor modification to the Permit and submit it to the Planning Board to remedy this concern. Mr. Dargon asked why this access point was being added and Rob Levesque of R. Levesque and Associates, the project surveyor, explained to him that this was part of an Open Space Subdivision. He said that 40% was left Open Space as part of an agreement and Conservation Restriction. Mr. Slessler mentioned that the written Decision for the permit says that the choice of gravel or grass is up to the HOA.

APPOINTMENTS:

7:10 p.m. College Highway/Tannery Road Baily Informal Discussion

Rob Levesque of R. Levesque and Associates introduced the group working on the Baily Project; Jennifer Roldan the Project Proponent, Andrew Lucas from Brinkman, Rich Sypek from Sypek Law, Jessica Alan from R. Levesque and Associates and Rebecca Alan. Mr. Levesque explained that the proposed property site is located at the corner of Tannery Road and College Highway and he shared his screen to show a picture from Google Earth of the exact spot. This location includes The Griffin Land Parcel across from the current DPW garage. Mr. Levesque then went on to explain that an Online Retailer of used cars wants to build a Distribution Facility on this location. The company will recondition used cars and then market them for sale however no selling of cars will occur at this facility, only processing. There will be about 400 + employees working here. Mr. Levesque then showed an aerial view imposed over the Google Earth picture of the proposed building on the property. He expects to file a Special Permit and Stormwater Permit and avoid wetland and buffer zones. There is an expectation that the corner of Tannery and College Highway will require a traffic signal, following a conversation Mr. Levesque had with DPW Director Randy Brown. Mr. Levesque stated that the Project Developers would be willing to contribute mitigation funds for the construction of a traffic signal.

Mr. Phelps asked about traffic patterns through town and Mr. Levesque said traffic will only exit north or south on College Highway and was prohibited to take a right onto Tannery Road. Mr. Phelps asked if the parking lot would be paved asphalt or different materials and Mr. Levesque said it would be asphalt as snow removal would be a concern but they could look at other impervious ways to pave the site. Mr. Phelps asked about energy consumption and Mr. Levesque said they were dealing with Eversource with gas and power but not solar. Jennifer Roldan from the team spoke up saying they could look into solar but have not used that at any other sites to date. Mr. Utzinger asked about water consumption and Andy Lucas said they would use under

10,000 gallons a day. Mr. Utzinger then asked how many trucks they would be using and Jennifer Roldan said maybe 5 or 6 with drop-offs happening during peak times in early morning or late evening. Mr. Utzinger noted there is a water moratorium in Town and Mr. Levesque said they are cautiously optimistic that it will be lifted once this project begins. Mr. Doherty asked about state permitting and Mr. Levesque said this build could trigger MEPA state level review but they don't anticipate this happening because this company doesn't need financial help. Mrs. Thornton asked if the main building was multi level and Mr. Levesque said it was not. Mrs. Thornton asked about gassing facilities and Mr. Levesque said there would be a fueling area and two car washes. Mrs. Thornton asked if this affected zoning and Mr. Levesque said no. Mr. Slessler asked about sewer and Mr. Levesque said they were putting sewer close to the bike trail and the Town could possibly connect to it through an easement. Mr. Moglin spoke up that he thought this was a great economic development for the Town as it brings jobs and helps to mitigate existing traffic concerns with an addition of a light.

8:00 p.m. 673 College Highway Tractor Supply Site Plan Approval

Aaron Blue from Onyx Creative explained that Tractor Supply was proposing to build a greenhouse inside their current fenced in enclosure. He shared the screen to show the proposed plans. Inside this area they will add a vet clinic for non emergency visits and pet wash. Mr. Slessler said they are not changing just modifying to the existing plan. Mr. Phelps asked if there were boxes to the right of the greenhouse or if it was a passageway and Mr. Blue explained that was an access way as part of feed storage and customer pickup. Mr. Utzinger asked what type of material would make up the roof of the structure and Mr. Blue said the front 2/3 was polycarbonate paneling, for the greenhouse structure, and the rear is a metal roof. Mr. Doherty asked if they were moving the propane tank and Mr. Blue said they are limited for space so the placement of this is the company's new direction to market to RV's.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve the Site Plan Modification for 673 College Highway with conditions that there is approval from the Fire Department or Safety Officials.

Roll call vote:

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

The motion passed by majority vote.

8:20 p.m. 115 Fred Jackson Site Plan Approval cont.

Mr. Utzinger recused himself as he is an abutter to the property. Mr. Levesque representing Kevin Solek, the property owner, shared the screen and explained the proposed plans. He stated that they are still working through state issues. Mr. Slessler said he had received a copy of the new plans and that the DPW signed off on them. Mr. Doherty suggested they continue hearing and sign off once the final plans were done. Mr. Phelps asked Mr. Levesque for clarification on Mr. Solek's comments from the last meeting regarding his waiting on a report from the NTSB

and 4-1 Poly App and Mr. Levesque explained that he was meant to say NHESP meaning Natural Heritage Endangered Species Program and 4-1 Poly application was 401 Water Quality Certification.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mrs. Thornton to continue the hearing to April 27, 2021 at 7:30 p.m.

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, 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 recommend setting up the Short- Term Rental Subcommittee that the Planning Board can forward on to the Select Board.

Roll call vote:

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

The motion passed by majority vote.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to accept the Meeting Minutes of February 23, 2021.

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. Phelps and **SECONDED** by Mr. Utzinger to accept the Meeting Minutes of March 16, 2021.

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. Phelps and **SECONDED** by Mr. Utzinger to accept the Meeting Minutes of March 30, 2021 with the changes to the 115 Fred Jackson Road acronym errors.

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 to go into Executive Session Pursuant to M.G.L. Chap. c. 30A, & 21 (3) and 940 CMR 29.03(1)(b) re: Pending Litigation

Executive Session – M.G.L. c. 30A, & 21(3) and 940 CMR 29.03(1) (b)

RE: Pending Litigation

Exception #3: Move to go into Executive Session to discuss strategy with respect to litigation, and that the Chair declare that an open meeting may have a detrimental effect on the litigating position of the body, and to:

X not to reconvene in Open Session
(Chair Must Declare)

A MOTION was made by Mr. Doherty and **SECONDED** by Mr. Utzinger to go into Executive Session at 9:13 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.

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Sutton and **SECONDED** by Mr. Spina to close the Executive Session and adjourn the meeting at 9:44 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.

Respectfully submitted,
Meghan Lightcap

The Next Meeting is April 27, 2021