



Town of Southwick

Planning Board

MINUTES



Wednesday, May 12, 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 Harold Heap, Karen Wzorek, Rob Tirrell, Rob Levesque, Paul Ackerman, Hope Tremblay, Nancy Gay and Joe Walz.

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

1. Westfield River Brewery would like to mow and open an area on the south side of their property for overflow parking during events. Planning Board did not require formal approval. Safety Officer shall be contacted.
2. I received and reviewed drainage plans for the Bailey project.
3. I received a map for a special permit approval for Lot 2-1 on Sodom Mountain Road.
4. The proposed daycare project will submit plans for a site plan review for the May 25, 2021 meeting.
5. We received a letter of concern that Pinnacle Estates, owned by Peter Pampas will not complete road repair on Overlook Lane and Sugar Maple Lane. The roads are in a private gated complex Sunny Side Ranch Estates. The Homeowners Association should have demanded an escrow account or bond to pay for the improvements but they did not. This is a private/ civil matter to be addressed by the Sunny Side Ranch Estates.

PUBLIC COMMENTS: 7:05 p.m.

APPOINTMENTS:

7:06 p.m. 115 Fred Jackson Road Special Permit Hearing Continued

Mr. Utzinger recused himself as he is an abutter to the property. Mr. Doherty read a letter from R. Levesque and Associates asking for continuance to allow time for the DEP to issue a 401 Water Quality certificate.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Spina to continue the public hearing for 115 Fred Jackson Road to Tuesday June 8, 2021 at 7:20 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.

7:10 p.m. 771 College Highway Special Permit Continued

Mr. Doherty said that he had reached out to Town Counsel regarding the zoning issue and whether the proposed public storage should be allowed and was told it was not allowed in that zone. Mr. Phelps asked if the applicant without prejudice would want to withdraw his application rather than have it denied. Mr. Tirrell thought it was best to let the Planning Board vote to deny it so that there is no question, in the future, about the type of business allowed in that zone.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to close the hearing for 771 College Highway.

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. Spina and **SECONDED** by Mr. Phelps to deny the application for a Special Permit for 771 College Highway based on Town Counsels opinion that there cannot be this type of use in that zone.

Roll call vote:

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

The motion passed by majority vote.

Meeting Minutes:

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to accept the meeting minutes of April 13, 2021.

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 accept the meeting minutes with verbal edits of April 27, 2021.

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.

ROUTINE BUSINESS:

8:00 p.m.

Discussion

The Board had a brief discussion about Mr. Slessler's retirement and verbally revised the job description for Town Planner. The Board also agreed that Jon Goddard would be an excellent replacement.

The Board discussed the people that had agreed to be on the Short-Term Rental Subcommittee and two residents; Dr. Richard Zalowski and Pat Odiorne.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to set up a Short-Term Rental Subcommittee.

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 appoint Dr. Richard Zalowski and Pat Odiorne as members of the Short-Term Rental Subcommittee.

Roll call vote:

Mr. Doherty, yes
Mr. Spina, yes

Mr. Phelps, yes

Mr. Utzinger, yes

Mr. Sutton, 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 the meeting at 8:30 p.m.

Roll call vote:

Mr. Doherty, yes
Mr. Spina, yes

Mr. Phelps, yes
Mrs. Thornton, yes

Mr. Utzinger, yes

Mr. Sutton, yes

The motion was passed unanimously.

Respectfully submitted,
Meghan Lightcap

The Next Meeting is May 25, 2021