



Town of Southwick

Planning Board

MINUTES



Tuesday, March 30, 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, Jon Goddard, Andy Reardon, Robert Baker, Robert Grimaldi, Craig Samuelson, Kevin Solek, Janis Prifti, Ryan Nelson, Michael McMahon.

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

1. I had a Zoom meeting with Pioneer Valley Planning Commission in regards to Green Communities and their expectations for As of Right use.
2. Received information in regards to 115 Fred Jackson Road from Public Works, Conservation and the Fire Department. Conservation has not yet approved the project.
3. Continued talks regarding the Griffin Land Trust with the project engineer. The Bailey Project would like to have an informal hour at our next meeting on April 13, 2021.
4. Spoke with Craig Samuelson about proposed cold storage at 320 College Highway and 21 Industrial Road. It is in the Industrial zone and requires a Site Plan only.

PUBLIC COMMENTS: 7:05 p.m.
None

APPOINTMENTS:

7:10 p.m. 115 Fred Jackson Special Permits, Estate Lot and Common Drive

Mr. Utzinger recused himself as a Voting Member because he is a direct land abutter to the property in question. Mr. Doherty designated Mrs. Thornton as a Voting Member and Mrs. Lightcap read the Public Notice. Ryan Nelson a representative from R. Levesque and Associates shared the screen and showed the plans for the property. The plans show three lots totaling 63 acres that they want to subdivide: A, D and C. Lot A will be kept as a hay field and lot D will be held as an Estate lot with a proposed access strip and both D and C will have homes built on them. Mr. Nelson described the details of the plans.

Mr. Doherty read the comments submitted by the Southwick Fire Chief that requested that they have two 60 foot turnoffs on the plans, as opposed to the one 40 foot turnoff that had been drawn on the plans. Mr. Solek, the applicant, said that would be fine. Mr. Doherty then read the comments submitted by Southwick DPW asking if the electric would be run underground and Mr. Solek said yes they would. There were additional questions about the drive turnoff and Mr. Solek said they were written that way because it was encroaching on a 50 foot wetland buffer but he would fix any other concerns and provide for the next meeting.

Mr. Slessler asked if Mr. Solek was waiting to hear from the State of Massachusetts on an Endangered Species and Wetland Mitigation and Mr. Solek said he had several discussions with the National Heritage and Endangered Species Program representatives and they don't foresee anything changing. He has had one meeting with Conservation Commission and they didn't have any significant changes to be made. He still has to submit a 401 Water Quality Certification with an application to Mass DEP so that is a current unknown. Mr. Slessler asked him if he addressed the storm water management calculations and Mr. Solek said that yes the lot meets estate lot requirements.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Sutton to continue the hearing to April 13, 2021 at 8:20 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.

7:20 p.m. Solar Bylaw Public Hearing cont.

Mr. Doherty shared a draft modification of the original document. The Board had a discussion about zoning, setbacks and visibility and came to an agreement on how those should be written up. The Warrant Article will allow large scale ground mounted photovoltaic systems in R-40, R-20, R-20A and R-20B zones on a parcel with a minimum of 20 acres and the ability to meet the conditions required in the bylaw. Janis Prifti of 275 Granville Road said she has a 60 acre parcel of land and thinks her property is ideal for solar but she doesn't think this can be a generic bylaw and it should be looked at on a case by case basis.

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
The motion passed by majority vote.

A **MOTION** was made by Mr. Sutton and **SECONDED** by Mr. Utzinger to approve the changes to the Solar Bylaw.

Roll call vote:

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

The motion passed by majority vote.

7:30 p.m. 320 College Highway and 21 Industrial Drive Site Plan Review

Mr. Doherty shared the screen and showed the plans for the properties. Craig Samuelson, the applicant wants to add storage to the land north of the Shell gas station and to the east of the existing cold storage. This will utilize two separate parcels. Mr. Doherty shared the plans on his screen. Mr. Slessler recommended that he make a boundary line adjustment to the 21 Industrial Road property plans to make it meet setback requirements. Mr. Doherty said that if Mr. Samuelson used both addresses he would need a Stormwater Management Permit. Mr. Samuelson asked if he could withdraw 21 Industrial so that the Planning Board could vote on the other property. Mr. Doherty said yes with appropriate plan adjustments, including adding setbacks and College Highway on the site plan.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to provide a recommendation for approval of the site plan for 320 College Highway with modifications which will include; removal of the 21 Industrial Road proposal, specific numbers for the setbacks to the Arnold property which meet the setback requirements of 20 feet and show 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.

Mr. Doherty showed the written warrant article on the screen with his changes and additions. The Board wants to amend Table 6 with modifications to Section C definitions and Section K (4) to allow Electronic Signs in Residential Zones. The Board decided the signs should be static between the hours of midnight and 6 am. The Board discussed allowing for signs only in the areas of College Highway and Route 57 the more heavily traveled roads in Town. Mr. Utzinger did not agree that the signage should be allowed in any residential areas of Town.

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			

The motion passed by majority vote.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Spina to approve the bylaw change as written and deleting 185.29, J. (7) (c).

Roll call vote:

Mr. Doherty, yes	Mr. Phelps, yes	Mr. Utzinger, no	Mr. Sutton, yes
Mr. Spina, yes			

The motion passed by majority vote.

Mr. Brown shared a document on the screen and discussed the changes he made to it that were brought up at the last meeting. There will be bylaw modifications through three separate Town Meeting Warrant articles.

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			

The motion passed by majority vote.

A **MOTION** was made by Mr. Sutton and **SECONDED** by Mr. Spina to approve the bylaw change.

Roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Sutton, yes Mr. Spina, 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 9:56 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 April 13, 2021