



Town of Southwick Planning Board MINUTES



Tuesday, January 18, 2022
7:00 PM (recorded)
via Zoom (Online Participation Only)

Written Minutes

(Not verbatim - comments can be heard on recordings available at www.southwickma.org)

MEMBERS IN ATTENDANCE: Michael Doherty, Chair
Marcus Phelps, Vice Chair
Richard Utzinger
David Spina
Jessica Thornton, Associate
Jon Goddard, Town Planner
Meghan Lightcap, Secretary

ABSENT: David Sutton

The meeting of the Planning Board was scheduled via *Zoom* only and was called to order at 7:00 p.m. by Mr. Doherty. There were approximately 35 people attending online. Mr. Doherty stated that the meeting was being recorded and asked if anyone else was recording the meeting.

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

1. Spoke with Danette Peters 103 and 105 Feeding Hills Rd for a possible ANR.
2. Sid Wharton and Travis Berube for Sodom Mtn. Campground.
3. Zuri Thahir in regards to Covid test center at Silk Motors.
4. Maxwell Austin a high school student who wanted to discuss bike rack requirement on site plans.

PUBLIC COMMENTS: 7:05p.m.
(None presented)

APPOINTMENTS:

7:10 p.m. 159 Berkshire Avenue - Stormwater Management Permit

Continued Public Hearing

Mr. Goddard received correspondence from the applicant's representative, Mr. Derek Hale P.E. Mr. Goddard and Mr. Brown, DPW Director, conducted a site visit during the previous week to review some design and comment items for clarification. Mr. Hale requested to continue the hearing to February 15, 2022.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for 159 Berkshire Avenue Stormwater Management Permit to February 15, 2022 at 7:10 p.m.

The motion passed unanimously.

7:20 p.m. Hudson Drive Large Scale Ground-Mounted Solar PV System *Public Hearing*

Mr. Doherty designated Mrs. Thornton as an eligible voting member for this matter and read the Notice of Public Hearing into the record. Mr. Tom Saunders introduced himself as the Project Manager for EDP as the applicant's representative and described the plans for the 24-acre ground-mounted system to the Board. He explained that they submitted a Notice of Intent to the Conservation Commission and DEP and that they are scheduled for a site walk on January 25th. Mr. Saunders said the existing haul road will be re-routed to the north side of the proposed solar facility and that little grading will occur as it is a flat site. He said there will be little to no clearing and no mature trees will be touched. The parcel is owned by Tilcon, Inc. and they will be entering into a lease with them. Tilcon has an active Earth Excavation Special Permit with a re-use plan, and that plan will be amended to include the Solar Facility. He said they have submitted a letter with a decommissioning plan as well as an erosion and sedimentation control plan. He also said that there will be no grading within 400 feet of Slab Brook. They are requesting relief to waive the requirement of a landscaped buffer strip along the east and south sides of the site as the areas are not visible to neighbors. Mr. Doherty suggested adding a buffer in the future if the remainder of undeveloped property does get developed. Mr. Doherty read the comments from Building, DPW, Police and Fire into record. Mr. Saunders said they were addressing DPW concerns currently. Mr. Phelps asked about the battery type and if they could leak and Mr. Saunders said they are in a self-contained enclosure and leak proof. Mr. Spina said the decommissioning plan rate seemed lower than average and should be looked at closer. Nancy Kotowicz, an Abutter, asked if this would affect her Sand & Gravel Permit that abuts Tilcon and Mr. Saunders said it should not. There was further discussion about a potential road connection on Sam West Road. Bob Grimaldi, a resident, asked what the timeframe was for the build and Mr. Saunders said they hoped to start construction at the end of 2022 and it should take 6-8 months.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the Hudson Drive Public Hearing to February 15, 2022 at 7:20 p.m.

The motion passed unanimously.

7:30 p.m.	1 Hudson Drive Request to amend Special Permit	<i>Public Hearing</i>
-----------	---	-----------------------

Mr. Doherty designated Mrs. Thornton as an eligible voting member for this matter and read the Notice of Public hearing into record. Mr. Andy Reardon, the owner of Additional Attic Public Storage Inc., spoke as the applicant and is seeking to amend the 2002 permits issued for the self-storage facility and automotive glass shop. Mr. Reardon feels that there was a negative view of the storage industry at that time, being told that the project was “not going to happen,” so he was advised to accept the decision from the Planning Board and return at a later date to amend conditions that he felt were inappropriate. He would like the language of the conditions adjusted so it is consistent, as he sees things, with other businesses in town. Mr. Reardon would like to have outside storage added to the permit even though he is within the Wellhead Protection District where it is not allowed. He also asked to have some items in his permit adjusted such as roof pitch and fence materials. Mr. Doherty read comments by Building, Police and Fire that stated no material issue with the requested changes.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for 1 Hudson Drive to February 1, 2022 at 7:45 p.m.

The motion passed unanimously.

7:50 p.m.	Wireless Communications Services District	<i>Continued Public Hearing</i>
-----------	---	---------------------------------

Mr. Doherty stated that Isotrope, LLC has been retained as the Board’s Consultant to perform a study and drive test of observed cellular signal strength and showed the Board the proposed contract.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for Wireless Communications Services District to February 1, 2022 at 8:00 p.m.

The motion passed unanimously.

ROUTINE BUSINESS:

- 113 Mort Vining Road Estate Lot Decision.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant the application for an Estate Lot and Special Permit for 113 Mort Vining Road consistent with the findings and terms and conditions in this decision.

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to waive the requirement for a Stormwater Management Permit for 113 Mort Vining Road for the reasons stated in the written decision.

The motion passed unanimously.

- Informal Discussion – Draft “Major Development Review” Bylaw: A decision was made to table the discussion until the next meeting as Mr. Sutton was absent.
- Informal Discussion – Access to Gregoire Property (Map 142, Parcel 16-Off Lincoln Road): Attorney Raymond Zenkert was present representing Paul Gregoire, who has property on the end of Lincoln Road and he would like to harvest some timber on it. Attorney Zenkert asked the Board questions regarding gaining access to the property and they said they needed to do more research to get answers before moving forward.
- Master Plan Advisory Committee update: Mr. Phelps said he had a *Zoom* call with PVPC to go over the scope of work and Mr. Kenneth Comia has revised it in preparation for the meeting being held Thursday January 20, 2022. The projected cost for the initial “Phase I” effort is \$45,000.
- Short-Term Rental Subcommittee update: Mr. Utzinger said the first meeting will be January 25, 2022 at 7:00 p.m.
- Revisions to Planning-Related Application Forms: Mr. Goddard said the Stormwater Waiver Request Form needs to be updated as it refers to the superseded bylaw. Board members requested that changes be presented to them for approval/acknowledgement.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve the Meeting Minutes of September 7, 2021.

The motion passed by majority vote.

Being no further business to be brought before the board, a **MOTION** was made by Mrs. Thornton and **SECONDED** by Mr. Spina to close the meeting at 9:24 p.m.

The motion passed unanimously.

The Next Scheduled Meeting is February 1st, 2022.

Respectfully submitted,

Meghan Lightcap
Planning Board Administrative Assistant

Electronic signatures have been affixed in accordance with M.G.L. c.110G and pursuant to the Board's electronic signature authorization vote of January 4, 2022 as recorded at the Hampden County Registry of Deeds in Book 24401, Page 596.

Michael Doherty, Chair	<u>/s/ Michael Doherty</u>
Marcus Phelps, Vice Chair	<u>/s/ Marcus Phelps</u>
Richard Utzinger	<u>/s/ Richard Utzinger</u>
David Sutton	<u>/s/ David Sutton</u>
David Spina	<u>/s/ David Spina</u>
Jessica Thornton, Associate	<u>/s/ Jessica Thornton</u>