



# Town of Southwick Planning Board MINUTES



**Thursday, February 10, 2022**

**7:00 PM (recorded)**

**Online participation via Zoom**

## Written Minutes

(Not verbatim - comments can be heard on recordings available at [www.southwickma.org](http://www.southwickma.org))

**MEMBERS IN ATTENDANCE:** Michael Doherty, Chair  
Marcus Phelps, Vice Chair  
David Sutton  
David Spina  
Jessica Thornton, Associate  
Jon Goddard, Town Planner

**ABSENT:** Richard Utzinger  
Meghan Lightcap, Secretary

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 4 people online. He stated that the meeting was being recorded and asked if anyone else was recording the meeting.

## **APPOINTMENTS:**

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7:00 p.m.	Draft Major Development Review Bylaw	<i>Informal Discussion</i>
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Mr. Doherty suggested going through the latest revised edition of Ms. Gales' Major Development Review bylaw and shared it on the screen. Starting with content on page 5, he asked the Board what they thought about the definition of applicable projects, as that item had been an issue raised before. The Board discussed the vehicle trip section that would not allow projects that generate over 1,000 vehicle trips per day. Mike Shiel, the president of Whalley Computer, was in attendance and asked how the trip count was determined, and Mr. Doherty said you can hire a specialist for this. Ms. Gale said that she

looked at the traffic study done by Kimley & Horn [sic] for the Carvana project which used roughly 2200 trips per day so she lowered the number to get to the 1,000 mark. Mr. Spina said he would like to see more accuracy on the numbers before agreeing to the number on the draft. Mr. Sheil said they are looking to expand larger than the 60,000 square foot and this bylaw would cause an issue for them. Mr. Doherty asked if he had looked at the proposed bylaw and he said no and he asked what particular thing would hinder their building and Mr. Sheil said they are looking to expand by 75,000 feet. Mr. Doherty said this would not impact on his potential building and Mr. Sheil said he is just trying to understand the whole thing in better detail. Ms. Gale told Mr. Sheil that she developed this according to the current buildings in town including Whalley and got the 60,000-trigger number by adding to those larger buildings. The Board continued going over the items line by line. Mr. Doherty asked if there was a building size that should be a trigger on new development. Mr. Phelps suggested looking at other communities to see what their criteria are. Mr. Phelps asked if they were leaning toward removing residential from this and the Board agreed yes, they should. Mr. Moglin agreed with the Board that there would be specific uses that you have to take in context with this. Mr. Doherty asked Ms. Gale if there was a way to come up with a criteria and if you meet that criteria you would meet with department heads to pre-review whether this is something that needs that added level, as a way to weed out the things that should or should not get by. She said she wouldn't be opposed to a screening process but what would trigger it, 60,000 square feet. Mr. Spina said he thought that would be a little more palatable than what she is currently asking. Mr. Doherty asked the Board if there were any other criteria in this draft that they wanted to address and Mr. Phelps said there was information related to traffic that should be added. Mr. Moglin said he favored staying with the way the process runs as opposed to changing it because bringing different Boards into your area can be problematic; they are experts in their field so crossing over could create problems. Maryssa Cook-Obregon said that she thought it would be good for all departments to gather on larger scope projects. Mr. Doherty reminded them that when a plan comes in it does go around to all committees and departments and they do respond to the project and we take in their input. Mr. Doherty said he thinks there is enough info in this proposal to sit down and sketch out this process but the Planning Board would continue talking about this at the next meeting.

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7:05p.m.      Planning Board Annual Report

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Mr. Doherty said he would look at the draft report prepared by Mr. Goddard and provide his comments.

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 meeting at 9:13 p.m.

The motion passed unanimously.

*The Next Scheduled Meeting is February 15th, 2022.*

Respectfully submitted,

Meghan Lightcap  
Secretary Planning Board

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Michael Doherty, Chair

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Marcus Phelps, Vice Chair

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Richard Utzinger

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David Sutton

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David Spina

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Jessica Thornton, Associate