



Town of Southwick

Planning Board

MINUTES



Tuesday, March 1, 2022
7:00 PM (recorded)
Town Hall Land Use Hearing Room

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 Sutton
David Spina
Jessica Thornton, Associate
Jon Goddard, Town Planner
Meghan Lightcap, Secretary

ABSENT:

Also attending the meeting were approximately 5 members of the public and several people via Zoom.

The “hybrid” meeting of the Planning Board was scheduled for participation in-person and via Zoom to take place at the Town Hall Land Use Hearing Room 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 else was recording the meeting.

TOWN PLANNER’S REPORT: 7:00 p.m.

- 1.) Mr. Goddard spoke with Mr. Brett Colson regarding the potential use of a portion of the property at the former Pioneer Dairy on Feeding Hills Road for used automobile sales. Mr. Goddard will be reviewing the contemplated off-site management with the Zoning Enforcement Officer.

- 2.) Mr. Goddard received an inquiry regarding an existing mixed-used property at 511 College Highway in the Business zone and the suggested addition of residential units, largely through reconfiguration.

PUBLIC COMMENTS: 7:05 p.m.

No comments were presented.

APPOINTMENTS:

7:10 p.m. Wireless Communications Services District –Bylaw Revision *Cont. Public Hearing*

David Maxson of Isotrope, LLC, the consultant hired by the Planning Board to evaluate the wireless coverage around the town and who, reviewed the existing bylaw, and made improvement recommendations, attended the meeting to answer questions and explain his team's progress thus far. He said his job was to identify two factors: ways to enable wireless companies to effectively improve their coverage in communities, and to help maintain control of these towers in communities. He said so far, he and his partner had driven around town, collected data, and mapped the data. Mr. Maxson then shared his screen with a map showing signal strength. He showed another map with different wireless companies and what their coverage looked like in town. He then showed a map of the wireless gaps with the wireless overlay district in town. He said in the next week he will have finished his markup of the bylaw that contained editorial remarks and strategic questions and get them back to the Board.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for the Wireless Communications Services District-Bylaw Revision to March 15, 2022 at 7:10 p.m.

The motion passed unanimously.

7:30 p.m. 159 Berkshire Ave. *Stormwater Management Permit
Continued Public Hearing*

Mr. Goddard said there was nothing new from the applicant for the Board to discuss.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for 159 Berkshire Ave. Stormwater Management Permit to March 15, 2022 at 7:30 p.m.

The motion passed unanimously.

7:45 p.m. 141 Congamond Rd. *Special Permit Amendment & Site Plan Approval
Continued Public Hearing*

Rob Levesque from R. Levesque Associates, Inc. attended the meeting as the applicant's representative and discussed revisions to the site plans. His associate Ryan Nelson shared his screen to show the changes. They shifted the parking along the right-of-way but left the landscaped beds, re-configured the docks adding 20-foot fingers with the exception of the last two on the end and recalculated the number of parking spaces. Mr. Levesque addressed the culvert passage distance to the first dock and compared Saunders Marina, as an example, that has 46 feet to it while this proposal has 100 feet. Police Chief Landis, who is also the Harbor Master, corroborated Mr. Levesques' statement and said the distance is not even close as compared to the North Pond tunnel and marina. Mr. Levesque talked about the parking tables shown on the screen and said they did it in two ways; winter and summer. The Planning Board discussed the relation of parking spaces and marina slips in great depth with the applicant and his representatives.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to continue the public hearing for 141 Congamond Rd. to March 15, 2022 at 7:45 p.m.

The motion passed unanimously.

Discussions:

- 134 Point Grove Road –Don Chartier is a builder and would like to house his business at this location. He will fill in the existing foundation and build a garage on it. Mr. Doherty told him he would need to apply for a site plan review and the Board saw no issue with the project.
- Sign Permit Review- 10 Hudson Drive. Mr. Goddard explained the details of the signs proposed at the property and noted their conformance to the zoning bylaws.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to make a positive recommendation for a sign on 10 Hudson Drive.

The motion passed unanimously.

Routine Business

- Decision – 1 Hudson Drive.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant the Special Permit and Site Plan Approval subject to the terms and conditions as indicated in the written decision for 1 Hudson Drive.

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant the Wellhead Protection District Special Permit subject to the terms and conditions as indicated in the written decision for 1 Hudson Drive.

The motion passed unanimously.

- Decision - Hudson Drive Solar.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant the Special Permit and Site Plan Approval subject to the terms and conditions in the written decision for the Hudson Drive large-scale ground-mounted solar photovoltaic system.

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant the Stormwater Management Permit subject to the terms and conditions in the written decision for the Hudson Drive large-scale ground-mounted solar photovoltaic system.

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to grant the Wellhead Protection District Special Permit subject to the terms and conditions in the written decision for the Hudson Drive large-scale ground-mounted solar photovoltaic system.

The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and **SECONDED** by Mr. Utzinger to approve the written decision for the Hudson Drive large-scale ground-mounted solar photovoltaic system.

The motion passed unanimously.

- *Master Plan Advisory Committee* update: Mr. Phelps said the contract was signed and approved by the Select Board and sent back over to the Pioneer Valley planning Commission. They have a meeting on March 3 with four major items on the agenda.
- *Short-Term Rental Subcommittee* update: Mr. Utzinger said they had not met yet but he talked with the Building Inspector to get some feedback on the topic. Mr. Goddard said he had an interested resident looking to join the committee as well as Diane Gale. Mr. Doherty asked him to put that on the agenda for the next meeting.

Being no further business to be brought before the board, a **MOTION** was made by Mr. Sutton and **SECONDED** by Mr. Phelps to close the meeting at 10:55 p.m.

The motion passed unanimously.

The Next Scheduled Meeting is March 15th, 2022.

Respectfully submitted,

Meghan Lightcap
Secretary Planning Board

Michael Doherty, Chair

Marcus Phelps, Vice Chair

Richard Utzinger

David Sutton

David Spina

Jessica Thornton, Associate