



COMMONWEALTH OF MASSACHUSETTS

Town of Southwick

Board of Appeals

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Board of Appeals

Meeting Minutes June 11, 2018

Attendees: Paul Grégoire, Chairman, Chris Mastroianni, Tom Stapleton and William Lis

Absent: Michael Parent and David Methé

7:08 PM The Chairman opened the meeting. The Meeting Minutes were reviewed and Mr. Mastroianni made a motion to accept the meeting minutes, Mr. Stapleton second and all were in favor. The Board reviewed new mail and signed bills for office supplies and hearing ads.

7:15 PM 63 Tannery Road

Mr. Grégoire read the hearing notice. Mr. Greco presented his plan to the Board to build a house on the lot. Mr. Greco indicated the location of the marked wetlands and buffer zone. It was determined one of the side setbacks will actually be a front setback variance because it is a corner lot. Mr. Grégoire confirmed requirements for an R-20 zone. Mr. Grégoire asked if Conservation was going to allow the applicant to cut into the corners of the required buffer zone and was advised that it is still under review. Mr. Stapleton asked if the variances in the application were in the wetland and Mr. Greco indicated that they currently are. Mr. Mastroianni asked if he looked into changing the footprint of the house and Mr. Greco advised that the house will already be at a minimum of what is needed. The house will be 2,180 square feet.

Peggy Lis Barone of 5 Concord Road, also representing Mrs. Watson (who was not able to attend) of 6 Concord Road, stated that buyers are concerned since their perk tests were hard to take and are concerned about the septic and water issues. Mr. Greco showed Ms. Barone on the plans where the wetlands are and discussed where his septic will be located. Mr. Mastroianni asked if 6 Concord had a current septic and was advised that there is but it did not pass and needs to be replaced. Mr. Greco advised the house front will face Tannery Road but the driveway will exit onto Concord Road.

Wade Austin and Simone Backstedt of 68 Tannery Road, are looking for clarification of the hearing notice in regards to the variance requests and also review the plan. Chet Sulborski and Diane Barnes of 8 Concord Road also wanted to review the plan.

Mr. Grégoire suggested a continuation due to not having any resolution from the Conservation Commission regarding the wetlands. Mr. Grégoire and Mr. Greco signed the continuation form so the hearing could be held after a decision from Conservation. Mr. Stapleton made a motion to accept the continuation, Mr. Mastroianni second and all were in favor.

7:45 PM General Business

Mr. Mastroianni revisited the application for a variance and the difficulty residents have in accurately filling it out. The Board decided to review and see what we can do to make it user friendly.

7:50 PM Mr. Stapleton made a motion to close the meeting and Mr. Mastroianni second, all were in favor.

Respectfully Submitted,

Paul Grégoire
Chairman