



COMMONWEALTH OF MASSACHUSETTS

Town of Southwick

Board of Appeals

454 COLLEGE HIGHWAY, SOUTHWICK, MA 01077
Telephone (413) 569-5995 Fax (413) 569-5001
Town Website: www.southwickma.org

Board of Appeals

Meeting Minutes January 10, 2022

Attendees: Christopher Mastroianni, Chairman, William Lis, Paul Grégoire, Michael Parent and Wendy Cordeiro

Absent: Thomas Stapleton

7:00 PM Mr. Mastroianni opened the meeting. The Board reviewed all new mail, bills and meeting minutes. Mr. Lis made a motion to accept the meeting minutes, Mr. Parent second and all were in favor. Mr. Mastroianni received an email for a webinar on open meeting law. Mr. Mastroianni discussed his preferences for in-person, zoom and hybrid meetings. Mr. Deedy, Selectman in attendance, offered to have assistance at the next few meetings to train everyone on the hybrid equipment. Mr. Moglin, Selectman in attendance, discussed the benefits of the hybrid meeting.

7:15 PM 74 College Highway

The Chairman read the hearing notice for 74 College Highway. Mr. Christopher Lalli and Mr. William Fontaine presented the new plan for an 11,500 sq ft building which was reduced from the previously submitted, approved plan of 16,000 sq ft,

The HVAC and generator are being moved to the rear of the building, out of sight of the road, and to the side away from neighbors so as to reduce the noise.

Mr. Grégoire asked if the setback is the same as original application and Mr. Fontaine stated it was and that the building will remain the same design as previously approved. Mr. Parent thought it was a great job with the building esthetics to fit in with the town.

Mr. Lis asked about the drop behind the building and was advised that a wall will be put up in that area. Mr. Lis also asked where the rear property line was and was shown on the map.

Lee Hamburg of 48 South Longyard Road asked if he could see the plans for the project. He stated he only sees 30 feet from road to building so Mr. Mastroianni advised that is the reason for the 45 foot setback variance. Mr. Hamburg asked about their plan with solar capacity to reduce carbon footprint. Mr. Fontaine stated that they are not pursuing it at this time but is in their future plans. Mr. Hamburg asked if they have to go before the planning board again. He was advised that because of covid there is a 15 month extension.

Mr. Grégoire is concerned with the water table for the property and what the plan for it is and if the water was public and he was advised that it is public water and a well will also be on the property.

Mr. Grégoire asked why this location and they stated that it was the only parcel for sale in industrial restricted at the time.

Mr. Grégoire asked if they ever received the official license and they advised they have their state license. Mr. Mastroianni stated that in the original plan there was an area for future expansion but now they are reducing the building size by eliminating that area.

Mr. Grégoire has reservations with the project and is unsure how he wants to vote. Mr. Parent suggested continuing the meeting if he requires more information.

Mr. Fontaine did suggest that other properties like O'Reilly Auto Parts is closer than 40 feet and does fall under the new laws. Mr. Fontaine asked what would be needed in order to help the board make a decision and move forward with this application.

Mr. Mastroianni made a motion to accept a continuation for 74 College Highway, Mr. Parent second and all were in favor.

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

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Chris Mastroianni", written in dark ink.

Christopher Mastroianni
Chairman