



Town of Southwick

Planning Board

MINUTES



August 1, 2017

MEMBERS IN ATTENDANCE:

Michael Doherty, Chair
Marcus Phelps, Vice Chair
Richard Utzinger
David Sutton
Alan Slessler, Town Planner

ABSENT:

Michelle Ackerman

The regularly scheduled meeting of the Planning Board was called to order at 7:00 p.m. by Mr. Doherty. He stated that the meeting was being recorded and asked if anyone in the audience was recording the meeting.

PLANNER'S REPORT: 7:00 P.M.

1. Received a call from a lawyer in search of Special Permit information for 5 Stage Coach Road estate lot. Faxed her copy of the special Permit.
2. Mr. Arata called asking whether he should bring his solar project before the Planning Board or the Conservation Committee. Suggested the Conservation Committee since that is required.
3. Received a call from Steve Santaniello requesting to take a two family home and make a one family home at 133 North Lake Ave. Referred him to The Building Inspector.
4. A man came in about the lot next to Mrs. Murphy's Donut shop. He is considering buying it to rent as a car repair business. He wanted to know if the property was located in any wet land. We looked at a map saw the wet lands were not on the property but were near. A Special Permit will be required.
5. Received a call from the Valley Trails Council wanting to know how many parking spaces were available along the Miller road for the Rails to Trails and how many were designated Handicapped Accessible.

PUBLIC COMMENTS: 7:05 p.m.

There were no public comments.

APPOINTMENTS:

7:15 p.m. 32 Sam West Road

Continued Public Hearing

Mr. Flurry and Mr. Cravo from R. Lévesque Associates presented the revised plans for 32 Sam West Road. He said it is currently a vacant wooded parcel Industrial Restricted (IR) zone. He is proposing a 5,000 square foot building. There are 6 parking spaces in the front of the building. There is a dumpster pad 10 feet from the building side wall. He said there is a stormwater basin behind the building and some grading in the front. There is a proposed septic system. He said they have received approval from the Conservation Committee, the Fire Department, the Police Department, and the Department of Public Works (DPW) and received a variance from the Board of Appeals. He described the changes to the project since they last met with the Planning Board. He said they plan to install lights facing the building and plan to install security cameras.

Mr. Doherty read comments from the Fire Department. (SEE ATTACHMENT A)

Mr. Doherty read comments from the Police Department. (SEE ATTACHMENT B)

Mr. Doherty read comments from the DPW Department. (SEE ATTACHMENT C)

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to close the Public Hearing for 32 Sam West Road.

The Planning Board reviewed the Draft Decision for 32 Sam West Road.

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to approve the Special Permit and Site Plan application for 32 Sam West Road.

A roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes

The motion passed unanimously.

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to approve the Stormwater Management application for 32 Sam West Road.

A roll call vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes

The motion passed unanimously.

7:40 p.m. 33 Tannery Road Tree Removal

Mr. Robert Stevens of 33 Tannery Road and Mr. Brown the Tree Warden came to discuss the proposal of removing three trees from 33 Tannery Road. The trees are located on Town property. Mr. Robert showed plot plan of the lot and photos of the trees. He said it obstructs the driveway. The trees are presently flagged with yellow ribbon. Mr. Doherty did some research into the required procedure. It was determined the trees are in the right of way and are shade trees located on Town land. Mr. Brown said it must be posted for 14 days. Mr. Doherty will continue research but he said he feels a joint Public Hearing with the Tree Warden is required. Mr. Stevens was told he would receive a phone call explaining what procedure would be required.

7:50 p.m. South Loomis Street ANR

Mr. Slessler said that Dr. Logi owned about 5 acres of land. A gentleman has bought the old house on the property. He is rebuilding the house and bringing it up to code. They have 200 feet of frontage on South Loomis and 200 feet of frontage on Logi Lane. They have more than enough square footage. The new owner wants larger land for his new house. They continued the discussion.

A MOTION was made by Mr. Utzinger and seconded by Mr. Sutton to approve the ANR application for South Loomis Street. The motion passed unanimously.

ROUTINE BUSINESS:

8:00 p.m. Minutes

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minutes of July 11, 2017. The motion passed unanimously.

8:03 p.m. Marijuana Subcommittee Update

Mr. Phelps reported on the first subcommittee meeting that had been held. He said he was voted Chair and Mr. Moglin was voted Vice Chair of the Committee. The Committee discussed general knowledge and reviewed some literature they had been given. They decided they would write one zoning bylaw to include the Medical Marijuana, Recreational Marijuana, growing and distribution of Marijuana. He said the briefing paper would be the official document of the Committee. He said they are now researching information. He said they will be meeting on Tuesday, August 8, 2017 at 7:00 p.m. in the Land Use Hearing Room. A notebook of information is located in the Planning Board Office and available for anyone to read. It includes meeting agendas and minutes, documents that have been reviewed, and zoning bylaws from other communities. He said the objective is to create a Marijuana Bylaw to present to the

Planning Board for a public hearing and hopefully be placed as a warrant article at the May 2018 Annual Town Meeting

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Sutton, **SECONDED** by Mr. Phelps to adjourn at 8:12 p.m. Vote was unanimous.

Michael Doherty_____
Chair

Marcus Phelps_____
Vice Chair

Richard Utzinger_____

David Sutton _____

Michelle Ackerman_____

Associate member

Respectfully submitted,
Ruth Preston
Planning Board Administrative Assistant

CC: Town Clerk - SelectBoard - Historical Commission - Board of Assessor - Board of Appeals - Building
Inspector - Water Department – DPW - EDC – Agricultural Commission

Email: Safety Officer, Park and Recreation, Conservation Commission, Health Director, Fire Department, Cemetery
Commission