



Town of Southwick Planning Board MINUTES



February 20, 2018

MEMBERS IN ATTENDANCE:

Michael Doherty, Chair
Marcus Phelps, Vice Chair
Richard Utzinger
David Sutton
David Spina,
Roz Terry, Associate
Alan Slessler, Town Planner

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. Reviewed plans for 21 Lakeview proposed garage in a flood zone to be reviewed by the Conservation Commission.
2. Continued talks with Lévesque Engineering regarding proposed subdivision at the Southwick Country Club.
3. Reviewed work session information packets from the SelectBoard opioids, social media, and marijuana. Attended the meeting on February 20, 2018 at 5:30 p.m. Marijuana moratorium is OK. A 3% sales tax on recreational marijuana sales. A ballot initiative will be on retail sales only.
4. Met with the Safety Officer, Mr. Sanders, regarding the possible renaming of roads with similar names for consideration by the SelectBoard. (Evergreen Street, Evergreen Terrace, Two States Ave, Two States Road, Hillcrest Road, Hillcrest Ave)
5. Reviewed Earth Excavation Permit Renewal for Shaker Farms, Inc.

PUBLIC COMMENTS: 7:05 p.m.

There were no public comments.

APPOINTMENTS:

7:15 p.m. Shaker Road Public Hearing

John Goddard of Lévesque Associates represents Shaker Farms Inc. Earth Excavation Permit Renewal. He said the applicant proposes to excavate earth from a portion of the subject parcel, proceeding from the area off Hudson Drive northward into the subject parcel. The subject parcel consists of forested unimproved land and it's adjacent to an area under an active earth excavation permit off Hudson Drive. Mr. Goddard presented a site plan of the area. He said 81,000 cubic yards of material has been removed. He said there have been 4 ground water monitoring wells drilled in approximation to the site, two have been disturbed. He said one has been replaced in the target area. He said readings were taken off the well and showed the excavation is well above the groundwater level. Mr. Phelps asked what kind of remediation work will be done to the site when the excavation is finished. Mr. Goddard said it will be remediated with loam and grass seed.

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to close the public hearing for Shaker Farms Inc. The motion passed unanimously.

A **MOTION** was made by Mr. Phelps and seconded by Mr. Sutton to grant a modification to a two year Special Permit and Site Plan Approval to Shaker Farms Inc. Earth Excavation

Roll call vote:

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

A **MOTION** was made by Mr. Phelps and seconded by Mr. Sutton to grant a modification to the Storm Water Management Permit to Shaker Farms Inc. Earth Excavation

Roll call vote:

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

The motion passed unanimously

7:30 p.m. 445 College Highway Public Hearing

Mr. Gino Whitehead of 175 South Loomis said he wants to use 445 College Highway for storage of his landscaping company equipment. He said he has 5 vehicles that would be parked indoors. He said they do on site solar work. He said they have tools, staging and flagging..He said they will not be open to the public. He said only the employees will be parking the parking lot. He said they arrive at 7:00 a.m. in the morning. They get their truck and head for their job. He said the employees will park in front of the building on the paved parking lot. He said they do some repair on equipment but 99% of the repairs are outsourced. He said no solar panels will be stored in the building, He said there are oil filters and drains. He said some trailers will be parked in back in the fenced in area. Mr. Slessler said that building has been in use for many years and he could not find a building permit for it. Mr. Doherty read a memo from the Building Inspector (**SEE ATTACHMENT A**). He also read an email from m the Fire Chief (**SEE ATTACHMENT B**). Mr. Whitehead said he does not fertilize lawns. He also said he does not store solar panels they are kept on the job site. He said they are hired as a labor force primarily in Connecticut. Mr. Doherty said the only thing we have on file is a plan from 1988. Mr. Whitehead said there are two buildings within 8 feet of the other. Mr. Doherty said they need a site plan to see where the parking will be located and the number of spaces. A resident expressed concern about the brook behind the building. He said with the right conditions it will flow over the banks onto the property

A **MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to continue the hearing for 445 College Highway to March 6, 2017 at 7:15 p.m. The motion passed unanimously

7:45p.m. 532 College Highway Public Hearing

Jeffery Judd and Tom Motsko, of 2 Ferrin Drive are applying for Special Permit and Site Plan Approval for 532 College Highway. The applicant proposes to use the building for retail sales of power equipment, including lawn mowers, chain saws, snow blowers for service and sales. The building is located in the Business Restricted Zone (BR). Mr. Judd said the far left bay will be used for general repairs. He said the bay will be divided into shelving space, showroom space and sales. He said they will add two temporary 40 foot conex structures. He said they want all of their equipment stored indoors after business hours. The storage boxes will be for new inventory and repairs. Mrs. Terry asked if there will be a designated area in the front for display. He said there will be a place in the front for a display. Mrs. Terry asked how accurate the site plan is. Mr. Motsko said the site plan is the way the building is presently laid out. Mr. Utzinger said the site has plenty of spaces. Mr. Doherty read a memo by The Building Inspector (**SEE ATTACHMENT C**).

Mr. Doherty read a memo from the Fire Chief (**SEE ATTACHMENT D**).

Mr. Judd said the conexes are for shipping and are not trailers. He said these are storage boxes and sit on the ground. Mr. Doherty said the dumpster must be screened on the Site. Mr. Deedy said that it is important for the new owner to keep the place neat and clean. Mrs. Terry said the site plan should reflect your business .Mr. Doherty said they will need a floor drain.

A **MOTION** was made Mr. Phelps and seconded by Mr. Sutton to continue the Public Hearing for 532 College Highway to March 6, 2108 at 7:30 p.m. The motion passed unanimously

8:35 p.m. 51 John Mason Road Site Plan Review

Keith Kind, Freda Brown and Randy Brown said they are relocating a few items at the new Disc Golf Facility. They have 18 holes presently and at some time plan they will add a few more holes. The parking lot has more spaces. The porta potty has been moved closer to the parking lot. Mr. Doherty said they do not have to come in if they make minor changes. Mr. Brown said they will have a grand opening in May
A MOTION was made by Mr. Sutton and seconded by Mr. Utzinger to approve the revised plan for 51 John Mason Road. The motion passed unanimously.

8:45 p.m. 662 College Highway Continued Public Hearing

Keith King, the property owner presented an application for 662 College Highway. He said they met with Conservation and had to create a Buffer zone for the wet lands the also moved the building a few feet forward. He said they will plant a lot of plants along the buffer zone. They decided they want to illuminate the sign, Mr. Deedy said the SelectBoard have met them several times and they approve the application.

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to close the Public Hearing for 662 College Highway. The motion passed unanimously.

ROUTINE BUSINESS:

8:46 p.m. 809 College Highway Sign Application

The applicant presented an application for a sign for 809 College Highway. Mr. Slessler said he reviewed the application and found it met all the sign bylaw requirements.

A MOTION was made by Mr. Spina and was seconded by Mrs. Terry to approve the sign for 809 College Highway. The motion passed unanimously

Minutes Review Minutes

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minutes of February 13, 2018. The motion passed unanimously.

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Sutton, **SECONDED** by Mr. Phelps to adjourn at 9:02 p.m. Vote was unanimous.

Michael Doherty _____
Chair

Marcus Phelps _____
Vice Chair

Richard Utzinger _____

David Sutton _____

David Spina _____

Roz Terry _____
Associate member

Respectfully submitted,
Ruth Preston
Planning Board Administrative Assistant