



Town of Southwick

Planning Board

MINUTES



March 6, 2018

MEMBERS IN ATTENDANCE:

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

ABSENT:

Richard Utzinger

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. Completed four decisions: Hudson Drive Gravel Removal, 445 College Highway, 532 College Highway, and 622 College Highway.
2. Met with property owners of 365 College Highway (Bruschetta's) the gentleman would like to produce hot sauces for retail sales.
3. Met with the property owner north of the Country Club on College Highway to discuss questions on the use for Subdivision Estate Lot and Common Driveways.
4. Met with Mrs. Shea of 108 Congamond Road to review her proposal for an outdoor dining and alcohol sales.

PUBLIC COMMENTS: 7:05 p.m.

There were no public comments.

APPOINTMENTS:

445 College Highway

Continued Public Hearing

Mr. Gino Whitehead submitted an application for a Special Permit and Site Plan Approval for 445 College Highway. Mr. Whitehead proposes to change the use to cold storage for equipment that supports his landscaping business. He brought in a site plan and reviewed with the Board. Mr. Slessler said a special permit for the property does not exist but a business use has been on the site for long time. He said remediation has been done including drains.

A MOTION was made by Mr. Phelps and seconded by Mr. Sutton to close the Public Hearing for 445 College Highway. The motion passed unanimously.

445 College Highway

Review Draft Decision

The Board reviewed the draft decision for a Special Permit and Site Plan for 445 College Highway. A few minor changes were made.

A MOTION was made by Mr. Spina and seconded by Mr. Sutton to approve the Special Permit and Site Plan Approval decision for 445 College Highway as amended.

Roll Call Vote:

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

The motion passed.

7:40 p.m. 532 College Highway Continued Public Hearing

Tom Motsko, 2 Ferrin Drive said he made some changes on the site plan for the Retail Sales and Repair of Power Equipment on 532 College Highway. Mr. Doherty read a memo from the Building Inspector (**SEE ATTACHMENT A**). The Board reviewed the site plan.

A MOTION was made by Mr. Phelps and seconded by Mr. Spina to close the hearing for 532 College Highway. The Motion passed unanimously.

532 College Highway Equipment Repair/Sales Decision

The Board reviewed the draft decision for a Special Permit and Site Plan for 532 College Highway. A few minor changes were made.

A MOTION was made by Mr. Spina and seconded by Mr. Sutton to approve the Special Permit and Site Plan Approval decision for 532 College Highway as amended.

Roll Call Vote:

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

The motion passed.

8:00 p.m. 108 Congamond Road Site Plan Review

Maureen Shea presented her revised site plan for the area where she intends to put picnic tables in the rear of the building. She talked to the Fire Chief about signs directing customers where they must be while drinking alcohol and the exit. She said she spoke to the Building Inspector who told her she had to be sure the tables were handicapped accessible. She said the actual square footage is listed on the key. She reviewed all entrances and exits.

A MOTION was made by Mr. Phelps and seconded by Mr. Spina to approve the site plan for 108 Congamond Road. The motion passed unanimously.

ROUTINE BUSINESS:

8:15 p.m. 662 College Highway O'Reilly Decision

The Board reviewed the draft decision for 662 College Highway and made some changes.

A MOTION was made by Mr. Phelps and seconded by Mr. Sutton to approve the Special Permit and Site Plan Approval as modified for 662 College Highway.

Roll Call Vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Sutton, yes Mr. Spina, yes Mrs. Terry, yes

The motion passed unanimously.

8:25 p.m. Hudson Drive Gravel Removal Decision

The Board reviewed the draft decision for Hudson Drive and made some changes regarding the monitoring wells.

A MOTION was made by Mr. Phelps and seconded by Mr. Sutton to approve the Renewal of the Special Permit and Site Plan as modified for Hudson Drive.

Roll Call Vote:

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

The motion passed.

8: 50 p.m. Minutes

A MOTION was made by Mr. Sutton and seconded by Mr. Spina to approve the minutes of February 20, 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 8:55 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