



Town of Southwick

Planning Board

MINUTES



April 24, 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. There were inquiries into 2 proposed Marijuana Grow and Production facilities on Hudson Drive.
2. Met with new potential owners of Bruschetta's on 365 College Highway.

PUBLIC COMMENTS: 7:05 p.m.

There were no public comments.

APPOINTMENTS:

7:15 p.m. Flexible Development – College Highway - East Public Hearing
Mr. Doherty opened the Hearing to the Flexible Residential Development on College Highway on the East Side. He appointed Mrs. Terry, the associate member of the Planning Board, as a voter for the project. Mr. Rob Lévesque represented the applicant. He showed the layout of the project with a Flexible Development plan. He said the development will have 47 units. There is one curb cut on College Highway and one on Tannery Road. He said the Flexible development allows open space and smaller lots. The open space is protected and the wetlands and open space consists of 36.8 acres. The development will be located on 73.81 acres. There is buffer strip around the entire project of 50 feet as required by Chapter 185 section 23, H 7. The development will be on Town water. They have done an analysis of the quality of the water system and it was found adequate. Owners of the homes will become part of a Home Owners Association whose responsibility is to protect the open spaces. The roads will be constructed according to Town regulations and will be maintained by the Town. Each unit will have their own septic system. Mr. Doherty read a memo from the Conservation Commissioner. **(SEE ATTACHMENT A)**
Mr. Doherty read a memo from the Safety Office. **(SEE ATTACHMENT B)**
Mr. Doherty read a memo from the Southwick Fire Department. **(SEE ATTACHMENT C)**
Mr. Doherty read a memo from the DPW Director. **(SEE ATTACHMENT D)**

Mr. Phelps expressed concern about possible traffic problems with both traffic intersection on to College Highway and Tannery Road. He said they should be studied by a traffic engineer. Mr. Sutton asked if the buffer zone could be marked to protect abutters. Mr. Lévesque said that could be done. Mr. Joe Deedy, a SelectBoard member confirmed that sheds could not be built in the buffer zone. Mr. Bob Stevens, of 33 Tannery Road, asked where the septic tanks were going to be installed. Mr. Lévesque said the no build buffer is enforced by the Zoning Officer. Mr. Stevens also said that for the meeting to be legal for Special Permit and Site plan should be clarified as a Flexible Residential Development and not as a Residential Subdivision. Mr. Doherty said he would check with Legal Counsel. Mr. Lévesque said they may come in with a revised plan since they have been approached by a owner of some adjacent property. Mr. Moglin, SelectBoard Chair and previous Chair of the Planning Board said that the FRD Special Permit was usually heard along with the Definitive Plan, after the Planning Board has chosen during the Preliminary submission to proceed as an FRD. Mr. Moglin commented that the method being followed here would also be effective

A MOTION was made by Mr. Phelps and seconded by Mr. Spina to continue the Public Hearings for the Flexible Residential Development East to May 1, 2018 at 7:31p.m. The motion passed unanimously.

8:50 p.m. Flexible Development – College Highway - West Public Hearing

Mr. Doherty opened the Hearing to the Flexible Residential Development on College Highway on the West Side. He appointed Mrs. Terry, the associate member of the Planning Board, as a voter for the project.

Mr. Doherty read a memo from the Conservation Commissioner. **(SEE ATTACHMENT E)**

Mr. Doherty read a memo from the Safety Office. **(SEE ATTACHMENT F)**

Mr. Doherty read a memo from the Southwick Fire Department. **(SEE ATTACHMENT G)**

Mr. Doherty read a memo from the DPW Director. **(SEE ATTACHMENT H)**

Mr. Doherty read a memo from the Historical Commission. **(SEE ATTACHMENT I)**

Mr. Lévesque representative of the applicant said there were 31 lots, 29 Flexible lots and 2 Flag lots. He said there is a 100 foot buffer zone near the water and a 50 foot buffer from adjacent properties. He said there is no sewer but there is gas and Town water. He said they may request a waiver to have sidewalks on one side of the road rather than the required two sides. He said there will be a Home Owners Association. There are no exits onto College Highway and one on Sunnyside Road. There was some concern expressed about a possible traffic problem on Sunnyside Road residents entering on to College Highway. Mrs. Terry requested a Google view of the Roads. The estimated prices for home and property ranges are \$350, 000 to \$375,000.

A MOTION was made by Mr. Phelps and seconded by Mr. Sutton to continue the Public Hearings for the Flexible Residential Development West to May 1, 2018 at 7:46 p.m. The motion passed unanimously.

ROUTINE BUSINESS:

9:15 p.m. Minutes

A MOTION was made by Mr. Phelps and seconded by David Spina to approve the minutes of March 27, 2018 minutes. The motion passed unanimously.

A MOTION was made by Mr. Phelps and seconded by David Spina to approve the minutes of April 3, 2018 minutes. 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 9:20 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