



Town of Southwick

Planning Board

MINUTES



May 1, 2018

MEMBERS IN ATTENDANCE:

Michael Doherty, Chair
Marcus Phelps, Vice Chair
David Spina
Roz Terry, Associate
Alan Slessler, Town Planner
David Sutton
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. Reviewed 365 College Highway site plan for a Business to be owned by Mrs. EnSign
2. Mr. Miller lost his mylar and his lawyer asked the Board to sign a new mylar.
3. Had a discussion for a possible machine shop in 435 College Highway located in the Residential Zone (R40) Agricultural Zone (AC)
4. Answered questions about the Southwick Country Club Flexible Residential Development.
5. Had questions about the use of 42 South Longyard Road adjacent to vacant lot next door owned by the same person. The property is in the Residential 20 (R20) zone and is pre-existing Nonconforming lot.

PUBLIC COMMENTS: 7:05 p.m.

There were no public comments.

APPOINTMENTS:

7:15 p.m. Depot Square -Sidewalks Continued Public Hearing

Mr. Rob Lévesque of R. Lévesque Assoc., represents the applicant for Depot Square. They are requesting a waiver from installing sidewalks. Mr. Leveque said they met with Mr. Lucier, the Developer, and the representatives of the Interim Condo Association. He said they came up with an agreement on how the funds associated with the sidewalks would be spent. **(SEE ATTACHMENT A) (SEE ATTACHMENT B)** He said this does not negate Mr. Lucier's responsibility to complete the remaining punch list of work to be completed. A discussion continued regarding the landscaping. The residents expressed that they did not want pine trees planted as part of the landscaping. Mr. Lévesque said they will have a meeting with each home owner to find out what they want for landscaping. Mr. Lévesque said he would create a design to illustrate the turn off for the mail boxes at the end of the exiting sidewalk which would finish the sidewalk plan.

A MOTION was made by Mr. Utzinger and seconded by Mr. Sutton to continue the Public Hearing for Depot Square until June 5, 2018 at 7:15 p.m. The motion passed with one abstention.

7:30 p.m. SCC – College Highway, East Side Continued Public Hearing
Mr. Doherty read a message from Mr. Lévesque' office requesting the Flexible Residential Development, East is withdrawn without prejudice

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger that the Flexible Residential Development East be withdrawn without prejudices. The motion passed unanimously.

7:45 p.m. SCC – College Highway - West Side Continued Public Hearing
Mr. Doherty opened the Flexible Residential Development West Public Hearing.

7:46 p.m. SCC – College Highway - West Side Public Hearing
Mr. Doherty appointed Mrs. Roz Terry, the associate Planning Board member, as a voter for the College Highway West Flexible Residential Development Preliminary Plan. Mr. Doherty opened the Flexible Residential Development West Preliminary Public Hearing. Mr. Rob Lévesque of Lévesque Associates represented the applicants. He reviewed the project. He showed where Sunnyside Road and College Highway were located on the plans. He showed the layout of the project with a Flexible Development plan. He said the development will have 31 units. There is no curb cut on College Highway and one on Sunnyside 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 25.95 acres. The development will be located on 66.92 acres. There is a permanently protected buffer strip around the entire project of 50 feet as required by Chapter 185 section 23, H 7. He said the club house will be permanently removed. He said if the Historical Commission wants to move the club house they are welcome to do that. 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. Mr. Doherty read the Traffic Repot Submitted (**SEE ATTACHMENT C**). Mr. Doherty read a memo from the Department of Public Works (**SEE ATTACHMENT D**). Mr. Phelps said the intersection of Sunnyside and College Highway is not show on the plan. He said he thinks the applicant; DPW and Mass. DOT should have a meeting to discuss improving the intersection. He said there is some property that can be taken to improve the intersection. Brian Leduc, the applicant, said that meeting has already taken place and there are Mass. DOT plans to improve that intersection. Mr. Joe Deedy, A SelectBoard member, said the Mass. DOT said the intersection is due for a change and is about three years out. Dick Fiore said the Country Club is gone. You can imagine how many cars went in and out of the Country Club. He said they at least 20,000 rounds of golf that took place every year. He said that was a lot of cars driving on Sunnyside Road. Mr. Lévesque asked if the project could be approved without the details of the constriction and the engineering. He said they request any movement on the decision from the Planning Board. Mr. Doherty said he was unsure of whether East and West should be considered together. He said he did not think there was an issue. Mr. Lévesque said they could not be considered together because they are not contiguous pieces of property and college Highway separates them. Mr. Marcus spoke about the open space along College Highway and not a buffer. Mr. Lévesque said that is all common open space. He said there is a buffer strip along College Highway and will be permanently protected with a Conservation Restriction. He requested that the Planning Board approve the preliminary plan then he will move ahead with the definitive

plan. He said if there were modifications needed they would come back for a modification to the Special Permit. Mr. Doherty said he is uncomfortable granting a special permit without approval of the Definitive Plan. The Board reviewed the regulations regarding Special Permits for Subdivision Developments. Mr. Doherty said it would be appropriate to close the hearing and give approval with modifications. He said he is not comfortable writing a Special Permit. Mr. Lévesque said this is not the final plan. He said they will come back with the definitive plan. They reviewed the six waivers requested by the applicant.

1. Waiver of Section 11(B)(1) – Preliminary Plan of a scale of one inch equals 40 feet.

A MOTION was made by Mr. Sutton and seconded by Mr. Phelps to approve the waiver 11(B)(1). The motion passed unanimously

2. Waiver of Section 11B(1) (a) – Subdivisions name is expected to be named on the definitive plane

A MOTION was made by Mr. Sutton and seconded by Mr. Phelps to approve the waiver 11B 1 (a). The motion passed unanimously

3. Waiver 11B. (1)(d) - Proposed Easements. Proposed stormwater easements are depicted on the Flexible Residential Development plan; however anticipated access and utility easements are not shown on the plan. Easements will be depicted on the definitive subdivision plans,

A MOTION was made by Mr. Sutton and seconded by Mr. Phelps to approve the waiver 11B (1) (d). The motion passed unanimously

4. Waiver 11B 1(g) - Map of On-Site and Surrounding Watershed.

Maps of the site and surrounding watersheds will be produced as an integral component of the Stormwater Drainage Report – a document prepared as part of the definitive subdivision application.

A MOTION was made by Mr. Sutton and seconded by Mr. Phelps to approve the waiver 11B (1) (g). The motion passed unanimously.

5. Waiver 11 B (1)(i) Profile of proposed streets as required the Board and the DPW.

A waiver from the requirement to provide street profiles is requested under the Preliminary Plan submittal. As this detail information will be a component of the definitive subdivision application

A MOTION was made by Mr. Sutton and seconded by Mr. Phelps to approve the waiver 11B (1) (i). The motion passed unanimously

6. Waiver 22 G. (1) - Sidewalks constructed on both sides of the road.

Sidewalks are proposed on one (1) side of the proposed subdivision streets.

A MOTION was made by Mr. Sutton and seconded by Mr. Spina to approve the waiver 22 G (1). The motion passed with one abstention and one no vote.

A MOTION was made by Mr. Utzinger and seconded by Mr. Phelps to close the Consolidated Hearing on the Special Permit application and the Preliminary Plan Application. The motion passed unanimously.

Mr. Doherty asked Mr. Lévesque if the Planning Board voted an approval would it be helped with the project in some way. Mr. Lévesque said it would tell them that the Board is comfortable with application and will be able to move forward with the process.

A **MOTION** was made by Mr. Utzinger and seconded by Mr. Sutton to give tentative approval to the Preliminary Plan – West Side that was submitted which is conditioned on the Flexible Residential Development. The motion passed unanimously. The motion passed unanimously.

9:00 p.m. 15 Laro Road & North Longyard Road ANR

Mr. Slessler said the owner of the property has applied for an Agricultural Preservation Restriction APR. The Board reviewed the plan. Mr. Slessler said each parcel has the required frontage and required square footage.

A **MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to approve the ANR for 16 Laro Road & North Longyard Road. The motion passed unanimously.

9:10 p.m. 365 College Highway Site Plan

Sharon Ensign of 41 Lexington Circle represents 365 College Highway. She presented the original plan. The layout included 600 square footage of the retail area and the remaining would be the workshop. The existing parking consists of three spaces, including a handicapped space in the front of the building and 11 spaces on the side. She plans to recycle and refinishing furniture. She said she will be working there alone and open for sales about one weekend a month and open house or a market.

A **MOTION** was made by Mr. Phelps and seconded by Mr. Utzinger to approve the site plan for 365 College Highway. The motion passed unanimously.

ROUTINE BUSINESS:

9:15 p.m. Minutes

The minutes were tabled until the next 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 9:16 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