



Town of Southwick

Planning Board

MINUTES



June 26, 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. Attended the Department Head Meeting.
2. Reviewed the property line revision for the Hillside ANR.
3. Completed Street Training with Springfield Intersections, traffic signals, stop lines for bike and pedestrian crossing.
4. A.T. 10 Arms and Ammunition is moving to 549 College Highway.
5. The owner of 421 North Loomis Street would like to open an Occupational School for Design and train future construction orientated students in various field of construction at the Old Baxter Sand and Gravel has a pre-existing continuing permit without any constraints on time period.
6. R. Lévesque is in process of designing a (5) lot subdivision and an (18) lot subdivision on Hillside Road Wetland delineation and perk tests are currently being done.
7. Met with Jen Nolasco, her attorney and Art Lawler regarding mooring boats at Louie B's. She attests she is not renting boat slips. One boat is for her own use and 3 others are unknown according to her. I also hand delivered Parking Specifications to her and her attorney. The Board had a brief discussion on the matter.
8. Talked to R. Lévesque regarding the Country Club West definitive plan
9. Continued conversation on 74 College Highway on Marijuana Production.

PUBLIC COMMENTS: 7:05 p.m.

There were no public comments.

APPOINTMENTS:

7:30 p.m. Depot Square

Continued Public Hearing

Mr. Rob Lévesque represented the application for Depot Square and Mr. Lucier, the developer. Mr. Lévesque presented a revised map with the solution for the bump out of the sidewalk as requested by the Board. He said a concrete pad and a section of the sidewalk will also be removed. He said he is working with the Association and with Mr. Lucier regarding landscaping.

Mr. Doherty suggested they work with DPW to have a “No Outlet” sign placed at the entrance to the property.

A MOTION was made by Mr. Utzinger and seconded by Mr. Spina to close the Public Hearing for Depot Square. The motion passed with one abstention.

7:40 p.m. Depot Square Decision

The Planning Board reviewed the draft decision for Depot Square and made a few minor changes.

A MOTION was made by Mr. Utzinger and seconded by Mr. Spina to grant the modification to the Special Permit for the Depot Square application, and Site Plan Approval related to the removal of sidewalk requirement and other modifications on the site plan.

Roll call vote:

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

The motion passed.

7:45p.m. 214 College Highway Sign Application

Mr. Scott Taylor, the owner of MacDonald’s, presented new signs for the exterior of 214 College Highway. The Board had a brief discussion of the placement and size of the signs. Mr. Slessler said the total dimensions of the signs were under the maximum restriction. Mr. Doherty said he wanted to continue the discussion to later in the meeting.

7:50 p.m. Flexible Residential Development – East Swk.Country Club Public Hearing

Mr. Rob Lévesque represented the applicant Crestview Construction and Trucking. The application is for a Preliminary Flexible Residential Development for property located at 739 College Highway zoned as Residential 20 (R20). The applicant proposes to create 49 lots. One parcel is 6.8 acres and the other is 73.81 acres. He showed the Conventional Subdivision layout that yields 51 lots. He pointed out the location of the wetlands. The biggest difference in the Flexible Residential Development is the lots are larger and more acres of land are preserved and will be protected by the Home Owners Association. There is a fifty foot buffer strip. A parcel of adjacent land will be purchased from Mr. Johnson. He showed where this was added to the plan creating two 2 acre flag lots. He said they moved the road to accommodate the flag lots. Mr. Lévesque said they can get 49 lots including the Flag Lots. The Planning Board prefers the Flexible Residential Development. Mr. Phelps said a letter was sent to the Mass. DOT suggesting the Town would appreciate they work on the plan to reconstruct the intersections on College Highway. He said the DPW provided a list of items to be addressed by Mass. DOT. Mr. Doherty read an email from the DPW Director. **(See ATTACHMET A)**

The Board discussed the points made by DPW. Mr. Lévesque said they wanted a waiver of the sidewalks to be on one side only. He reviewed the other waivers. There was a discussion about the trees on the property and whether they will remain. Mr. Lévesque requested approval of the Preliminary plan so they could move forward with the Definitive Plan.

A MOTION was made by Mr. Sutton and seconded by Mr. Utzinger to close the Public Hearing for Flexible Residential Development – East. The motion passed unanimously.

A MOTION was made by Mr. Sutton and seconded by Mr. Utzinger to approve the Special permit for Flexible Residential Development – East as submitted on the plan.

A Roll Call Vote:

Mr. Doherty, yes Mr. Phelps, yes Mr. Utzinger, yes Mr. Sutton, yes Mr. Spina, yes
The motion passed unanimously.

7:40p.m. 214 College Highway Continued Discussion

The Board and Mr. Scot Taylor reviewed the positioning of the signs. They agreed on the change of placement of the signs after a brief discussion. Mr. Doherty said he would defer to the opinion of the Building Inspector.

A MOTION was made by Mr. Phelps and seconded by Mr. Sutton to issue a positive recommendation approve to the Building Inspect to allow the proposed signs at 214 College Highway. The motion passed unanimously.

8:45p.m. 251 Hillside Road ANR

Mr. Slessler showed the map for 251 Hillside Road to the Board and explained the change of the property line 50 feet. He said there are two lots.

A MOTION was made by Mr. Utzinger and seconded by Mr. Sutton to approve the ANR request for 251 Hillside Road. The motion passed unanimously.

ROUTINE BUSINESS:

8:49 p.m.	Minutes
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A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minutes of May 22, 2018. The motion passed unanimously.

A MOTION was made by Mr. Phelps and seconded by Mr. Utzinger to accept the minutes of June 5, 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 8:50 p.m. Vote was unanimous.

Michael Doherty_____

Marcus Phelps _____
Vice Chair

Richard Utzinger_____

David Sutton _____

David Spina_____

Roz Terry _____
Associate member

Respectfully submitted,
Ruth Preston
Planning Board Administrative Assistant