



Town of Southwick Planning Board



MEETING AGENDA

May 24, 2022

7:00 p.m.

**“Hybrid” Meeting: In-person at the Land Use Hearing Room,
Southwick Town Hall, 454 College Highway, Southwick MA
and also open for participation via *Zoom***

Join Zoom Meeting:

<https://southwickma.zoom.us/j/86789146705?pwd=dWhlcGFZQ05pNDdBEVXIXVHRvYjFRUT09>

Meeting ID: 867 8914 6705

Passcode: 343576

One tap mobile: (929) 205-6099

- 7:00 pm** Town Planner’s Report
- 7:05 pm** Public Comment
- 7:10 pm** 159 Berkshire Ave (Residential 20 Zone)
Stormwater Management Permit – *Continued Public Hearing*
- 7:15 pm** 138R Hillside Rd. (Residential 40 Zone): Definitive Subdivision, Special Permit, Site Plan Approval & Stormwater Management Permit – *Continued Public Hearing*
- 7:25 pm** Sunnyside Ranch Estates (Residential 40 Zone) – Public Hearing Regarding Potential Imposition of New Security under M.G.L. Chapter 81, Section 41U
Public Hearing
- 7:45 pm** 141 Congamond Rd. (Residential 20 & Business Zone)
Application for a Wellhead Protection District Special Permit in conjunction with a Request to Modify Site Plan Approval & Amend Special Permit Decision
Proposed Restaurant, Bar, & Marina – *Public Hearing*



Town of Southwick Planning Board



Review of Plans Not Subject to Approval under Subdivision Control Law

- 30 Laro Road (Map 23, Parcel 4 – East side of Laro Road)

Discussion Items:

- **The Greens of Southwick – West Subdivision**
 - Request to release remaining lots (Lots 15 & 18) from Covenant in lieu of Bond; Establishment of Performance Bond
 - Request to initiate street acceptance process
- **The Greens of Southwick – East Subdivision**
 - Request to release Lots 11, 15, 18, & 20 from Covenant in lieu of Bond
- **42 Depot Street Residential Development**
 - Discussion of change to sidewalk alignment noted as a condition the Planning Board decision
- **157 Feeding Hills Rd. Crepes Tea House**
 - Discussion regarding potential expansion of services and recent site improvements

Routine Business

- *Noble Steed Crossing: Release of Lots from Covenant; New Performance Bond Posted*
- *CPC Representative*
- *Master Plan Advisory Committee Update*
- *Short-Term Rental Subcommittee Update*
- *Minutes Approval*

The Next Regularly Scheduled Meeting is June 7, 2022

cc: Town Clerk, Board of Selectmen, Conservation Commission, Historical Commission, Board of Health, Highway/Water Department, EDC, Park & Recreation, Fire Department, Finance Committee, Safety Officer