



# Town of Southwick Planning Board



SOUTHWICK TOWN CLERK  
NOV 2021 NOV 5 PM 12:02

## MEETING AGENDA

November 9, 2021  
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**

*Per the Chapter 20 Acts of 2021*

Join Zoom Meeting:

<https://southwickma.zoom.us/j/83090804585?pwd=K3pRMW11L1MxNnpOSjFpNE54QzJrZz09>

Meeting ID: 830 9080 4585

Passcode: 278686

Telephone Access: (929) 205-6099 (New York)  
(301) 715-8592 (Washington DC)

**7:00 pm Town Planner’s Report**

**7:03 pm Review of Meeting Minutes –**

- *July 20, 2021*
- *September 21, 2021*

**7:05 pm Public Comment**

**7:10 pm The Greens of Southwick – West Subdivision**

**(land f/k/a 739, 767, & 771 College Highway in the Res. 40 Zone)**

Proposed Modifications to a Special Permit, Definitive Plan Approval, and Site Plan Approval – Continued Public Hearing

- *Proposed modifications to combine two lots into one, transfer acreage from one lot to another, change proposed access at a lot from Sawgrass Lane to College Highway, and amend the existing decision to allow for stone markers for easement delineation*

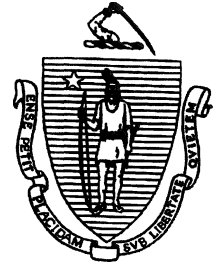
**7:25 pm 125 Sheep Pasture Road (Res. 40 Zone)**

Application for an Estate Lot Special Permit, Stormwater Management Permit, & Site Plan Approval – Continued Public Hearing

- *Petition to establish an Estate Lot for single-family home construction with associated site improvements, including stormwater management features, from existing acreage at the subject property.*



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**7:30 pm 159 Berkshire Avenue (Res. 20 Zone)**

Stormwater Management Permit Application – Continued Public Hearing

**7:45 pm 42 Depot Street (Res. 20-A Zone)**

Special Permit, Site Plan Approval, Earth Excavation Special Permit, Wellhead Protection District Special Permit, and Stormwater Management Permit Application – Continued Public Hearing

- *Petition for the construction of a 100-unit residential development*

**8:00 pm Wireless Communications Services District – Bylaw Revisions**

Continued Public Hearing

**8:15 pm Noble Steed Crossing (Res. 40 Zone; FRD Subdivision)**

Request to Release Lot 16 from Covenant In-Lieu-of Bond

**8:20 pm Routine Business**

- *Master Plan Committee/Process*
- *Short-Term Rental Subcommittee*
- *Draft Citizen Petition for Major Development Moratorium – Future Discussion*

**The Next Regularly Scheduled Meeting is November 23, 2021**

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

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