



Town of Southwick
Planning Board
Meeting Minutes
September 18, 2007



MEMBERS IN ATTENDANCE: Doug Moglin, Chairman
Roz Terry, Vice Chairman
Cal Chunglo
Sam Santaniello
Robert Johnson
Richard Utzinger, Associate

OTHER: Marcus Phelps, Town Planner

The regularly scheduled meeting of the Planning Board was called to order at 7:00 p.m. by Chairman Moglin.

TOWN PLANNER'S REPORT 7:10 p.m.

Marcus Phelps reported on the following:

1. Attended a meeting with Mr. Jeff Neece, Mr. Moglin, Mr. Chunglo, Mr. Utzinger, Mr. Anthony Liquori, and Mr. Ralph DePalma on completing Hunters Ridge and Pine Knoll Developments. Several items were discussed including stormwater and road condition issues. Additional follow-up is needed before road acceptance recommendation can go to the Board of Selectmen.
2. Attended Department Head meeting on 9/13. I reported on the hiring of a new Planning Board secretary and the establishment of a subcommittee on Southwick Center Revitalization. Various Departments, Boards and Commissions reported activities. Of note there will be a public meeting will be held by DPW on Phase II of sanitary sewer (no date set), Town Assessor mentioned that the new base maps will be viewable on the Town website, Board of Health reported that perk testing done for Williamsburg Estates and a wood burning furnace bylaw has been drafted, Conservation Commission completing the latest 319 grant addressing four drainage issues on Middle Pond, and the Town Accountant handed out an insurance form that employees must complete for any personal injury incidents involving the public on Town property.
3. Spoke with Mary Martin, Patriots Way, on the status of the open space in the Patriots Wood subdivision and informed her that a homeowners association was established but may be inactive.
4. Revised text for Accessory Apartment bylaw and emailed to Planning Board members. The Pioneer Valley Planning Commission is scheduling a workshop on accessory apartments in October to share information and answer questions. I plan to attend.
5. Informed that the official submittal of the proposed Stormwater bylaw and the Zoning Violations and Penalties bylaw has been sent from the Board of Selectmen to the Planning Board. The Stormwater bylaw public hearing has been continued to October 30 and a new public hearing will have to be scheduled for the Zoning Violations and Penalties bylaw.
6. Provided administrative assistance in posting the agenda for September 18 Planning Board meeting following established procedures



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PUBLIC COMMENTS 7:15 p.m.

Floor opened to public comments.

Mr. Moglin asked Mrs. Terry for a report on the Southwick Center Revitalization Committee. She replied that the Committee does not meet again until October 17, 2007

A MOTION was made by Mrs. Roz Terry and seconded by Mr. Sam Santaniello to accept the Planning Board minutes of August 21, 2007 as written. The vote was unanimous.

APPOINTMENTS

7:15 p.m. – Proposed Sunny Ridge Estates Preliminary Subdivision Plan

Mr. Mark Shute presented to the Planning Board a Preliminary Subdivision Review of Sunny Ridge Estates. The Planning Board had reviewed the plans and was to make a decision at this meeting. The change of 40 feet of frontage had been made to the plan. Mr. Shute requested two waivers. One is to have the first sheet of the definitive set of plans to be drawn at 100 ft/in scale to avoid multiple sheets. And the second is to allow requirements be constructed on both sides. Mr. Moglin reminded Mr. Shute of the sidewalk fund which is now available and should be considered as part of this project. Doug said that the Planning Board would review this plan as acceptable either as a Flexible Residential Development Plan under the FRD bylaws or a Conventional Development Plan. The developer prefers FRD. Mr. Moglin invited anyone in the room to come forward to look at the plans. Mr. Moglin reminded Mr. Shute that he will have to demonstrate at the Public Hearing the lighting plan. **A MOTION** was made by Mr. Robert Johnson and seconded by Mrs. Terry to approve the Preliminary Sunny Ridge Estates Subdivision Plan as a Flexible Residential Plan. The vote was unanimous.

7:30 p.m. – Public Hearing on Lexington Circle Sub Division

Mr. Williams proposed to remove the requirement for static roof drains on each lot and to modify the detention basin. Mr. Moglin made available drawings of the fence around the detention basin. Mr. Williams brought a data from an engineer stating there would be no big impact on the detention basin as a result of the change. A drainage analysis was submitted. A hundred year storm might cause the retention basin to increase by 6". Mr. Williams also proposes to remove the fence from the detention basin and lace a guard rail on the outside of the curb across the street instead. Mr. Jeff Neece of DPW said that in order to get the Town to accept the road this amendment to relax the requirement of the static roof drain would be necessary. The question is if the detention basin is able to hold the increased waters if roof drains are not built so the Town can take over the responsibility of the road. The requirement for the static drains is in the definitive plan. Every home owner who built a house in Lexington Circle subdivision has a requirement to build these drains. That requirement was misinterpreted or overlooked over the years. Many houses have them and some do not. If this is not amended everyone would have to put in these drains before the Town would accept the road. The DPW would like to see this requirement relaxed. The DPW supports the second d part of the request to replace the fence with a guard rail around the detention basin.

Mr. Santaniello asked how many houses did have static storm drain systems and he was told that most do not. It was pointed out that a hundred year storm study was done based on none of the homes having static storm drains. Mr. Chunglo asked what the purpose of the fence is and Mr. Moglin relied that it was to keep people out of the detention basin. Mr. Chunglo asked if the trees would be cut down in the detention basin. Mr. Moglin responded that it would be up to the residents. Mr. Jeff Neece of DPW stated that he would want to cut the trees to make maintenance easier of the detention basin.



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The meeting was open to the public.

Mrs. Annette Tullo of 2 Lexington Circle expressed concern about her grandchildren and other children going down in there and considers it a danger. She concerned about safety.

Mr. Louis Tullo, 2 Lexington Circle, stated that the water level is sometimes very high and the incline sharp. There are a lot of children in the area. They were told that area was to have shrubs and it did not happen.

Mrs. Linda Bathel, 44 Lexington Circle, stated as far as the fencing, they were told the fence would not be an eyesore and it is still a safety issue. Ms. Bathel presented pictures of the water that drained onto her property. She has had DPW out to clear up the water and sand removed The water has risen to a foot of water and goes into her basement.

Mr. George Hankin, 24 Patriots Way indicated the fence was requested to keep people from throwing things in there. He said the area across the street is steep. He would like to see a guard railing there. He commented on the children waiting there at the bus stop. He requested that the bus stop be changed. In the winter, all the water comes down the hill goes onto his driveway and freezes. He also said the builders of the houses are not the developer and the builders do not have any idea of what is in the drawings.

Mr. Michael Grilli, 6 Lexington Circle stated the Town has a liability if there is no fence around the retention basin. There are a lot of children in that area. My concern with the roof drains is because the majority of the homes don't have them. Who is going to be responsible for paying for the roof drains for all the homes that do not have them?

Mr. Phelps replied the expense issue is not as significant as the disruption to each lot to install roof drains.

Mr. Bill Borecki, 43 Lexington Circle- Asked why can there not be a better fence installed? Also, I do not want anyone on my lot to put in a roof drain.

Mr. Bill Tynan, 12 Lexington Circle stated this is a hole and has there been any thought as to how this is going to look like? Can evergreens be planted to hide the drain?

8:20 p.m. - Public Hearing on 682 College Hwy. Tractor Supply Company

Mr. Moglin read the notice for the application of Tractor Supply Company to build on College Highway, Southwick.

Representing the company was Mr. Brian Huntley and Ms. Wendy Fulton.

The plan included storm water treatment units, on site sub surface sewerage system, two entrances one across from Tannery road and one further south on College Hwy. A picture of a typical building from NJ was shown to the Planning Board. There was a brief discussion of the amount and type of traffic expected to and from the building.

Mr. Phelps read a statement that Board of Health had no comment on the application. He also read a letter for the Historical Commission recommending that the building design appear to look like a barn structure to blend in with the present town architecture. There was no report from the Conservation Commission on wet lands. Sergeant Kirk Sanders of the Southwick Police Department expressed concern about the increase traffic on College Highway as a result of the business. He stated that there are 14,000 cars using College hwy over a 24 hour period. He also stated that most accidents are rear enders as a result of a car stopping to make a left handed turn. He hoped that in the future the State would put in place a turning lane. Former Traffic Safety Supervisor, Mr. Bob Laughlin, said he felt that the state would have to come in and widen the road.

A discussion followed on the traffic issue and curb cuts.

Mr. Chunglo requested that Tractor supply Co. build a fence around the front of the parking area. There was a discussion of the lighting plan.

Mr. Brian Huntley indicated that they would like have the building completed in 4 to 5 months.



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Mr. Scott Ricker questioned weather there was handicap parking and if the building was ADA compliant. He was assured that all ADA requirements were met including the handicap parking.

Mrs. Terry suggested that Mr. Ralph DePalma, the property owner, be invited to a Planning Board meeting to clarify the right of way that is not on the lot for Tractor Supply and have possible discussions about his involvement in funds for the traffic light. The Planning Board agreed to continue the discussion of the Tractor Supply Co. application.

Mr. Moglin continued the hearing to 7:15 pm on September 25th.

ROUTINE BUSINESS

Due to the late hour routine business moved to September 25 work session.

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Chunglo, seconded by Ms. Terry; to adjourn at 9:20 p.m. Vote was unanimous.

Doug Moglin _____
Chairman

Roz Terry _____
Vice-Chairman

Cal Chunglo _____

Sam Santaniello _____

Bob Johnson _____

Richard Utzinger _____
Associate

Respectfully submitted,

Ruth Preston
Recording Secretary