



Town of Southwick
Planning Board
Meeting Minutes
September 25, 2007



MEMBERS IN ATTENDANCE: Doug Moglin
Roz Terry
Cal Chunglo
Robert Johnson
Chairman Moglin.
Sam Santaniello

Absent Richard Utzinger

OTHER: Marcus Phelps, Town Planner

The regularly scheduled meeting of the Planning Board was called to order at 7:00 p.m. by Vice Chairperson Mrs. Terry. **TOWN PLANNER'S REPORT** 7:10 p.m.

Marcus Phelps reported on the following:

1. Contacted Ken Crochiere of Mass Highway Department in the Northampton, MA office regarding permits for access to College Highway and requirements for installation of a traffic signal. They are willing to comment on proposed projects, but need about three weeks lead time to respond.
2. Reviewed a sign permit for Edward Deveno, 6 Bonnie View Road, for a sign for his antiques business to be placed at 535 College Highway. Permission has been received from the property owner where the sign will be located, the Safety Officer has given a favorable opinion, and the sign meets Chapter 185, Section 29 requirements.
3. Researched North Pond View development bond records for the Town Clerk to help her determine the timeline on approval of bond releases and who is entitled to receive the funds.
4. Prepared material and folders for Planning Board work session and updated Southwick Bylaw Tracking Table.
5. Prepared paperwork to hold a public hearing on amending the Zoning Violations and Penalties bylaw.

PUBLIC COMMENTS 7:15 p.m.

Floor opened to public comments. No public comments. **APPOINTMENTS**

7:15 p.m. – Continuation of Public Hearing on 681 College Hwy. Tractor Supply Company

In attendance were:
Mr. Patrick Plettner
Mr. Brian Huntley
Mr. David Loring
Mr. Ralph DePalma

Mr. Moglin read a copy of a letter from the Conservation Commission that stated they had no issues on this property. The Board of Health had sent in a statement that they had no issue with the property. The continued discussion centered on the concern for a traffic light at the intersection of Tannery Road and the northerly entrance of the Tractor Supply Co. This entrance is not on the Tractor Supply Co. property. The understanding was that there was an easement from the property owner for the entrance. Mr. Moglin asked for information on the plan for the northerly piece and how it would impact on the southerly piece as well. Mr. DePalma stated that there will be an easement to be used for the whole parcel of land to include



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Tractor Supply Co. There are 38 acres on the property including Tractor Supply Co. Mr. Moglin expressed concern for traffic flow coming out on College Hwy. When the next business is built on the site the traffic count will go over the warrant. Mrs. Terry stated that the Board is trying to be proactive and avoid traffic accidents. Mr. Chunglo stated that the Planning Board did not want to hold the project up because of one curb cut. We want to make sure this project goes. Mrs. Terry asked Mr. DePalma if he still had interest and is willing to work with the town with traffic lights. Mr. DePalma said he is willing to cooperate with the town but is not willing to pay for all four corners. If a light is going to happen he believes the town should be the applicant. Mr. Chunglo commented that the process to obtain a traffic light is long. Mr. Phelps said that they did not want to hold up the project because of a traffic light. Mr. Moglin said that the College Highway is a state road. If the town made the application and the developer would put some support behind it maybe there would be a response from the state. Mr. DePalma asked the estimated cost of a light. It was guessed that it would be \$100,000. Mr. Johnson said he understood that there is a traffic report from Tractor Supply he recommended that we get an expert for the town to evaluate the report. Mr. Brian Huntley said that there was a report by the Pioneer Valley Planning Commission that did a study of the intersection. This report indicated that a traffic signal was not warranted. Mr. Moglin stated that the Keith Corporation will own the land and they will be a contributor to this intersection traffic light. Discussion followed on how to divide the cost of this traffic light. **Mr. Patrick Plettner, representing the Keith Corporation, stated that he would be willing to contribute \$25,000 toward the cost of the traffic light. He is concerned if a light is installed years down the road he would not want to pass that expense on to future owners. He would rather make a financial commitment now.** Mr. Plettner said they want to have the store finished in March and want to start construction mid October 2007. Mr. DePalma stated he needs to reapply for a curb cut since his request has expired. A discussion followed about the truck traffic flow in and out the property. Mr. Brian Huntley said that a cedar fence will be placed around the outside display area. Mr. McMann questioned whether the owner of the property was going to connect to the sewer line. It was decided that a special permit would be written for Tractor Supply Co. with conditions and a memorandum of understanding. It would also include a time frame for the construction of a traffic light. This special permit would be discussed at the October 2nd Planning Board. A copy of the draft will be sent to the Planning Board members prior to the next meeting. The Public hearing was closed

8:13 p.m. – Work Session

Application for a Permit to erect a sign on 6 Bonnie View Rd. Southwick, Ma. The permit was not allowed in accordance with 185-29 D. **A MOTION** was made to deny the permit by Mrs Terry and Seconded by Mr. Johnson. The vote was unanimous.

Accessory Apartments Bylaw. The Planning Board discussed the bylaw in depth. **A MOTION** was made by Mrs. Terry and seconded by Mr. Cal Chunglo to forward the proposed Accessory Apartments Bylaw Amendment to the Board of Selectmen. The vote was unanimous.

Inclusionary Zoning Bylaw prepared by the Pioneer Valley Planning Commission. September 6, 2005. Mrs. Terry made **A MOTION** to not continue with this review. The motion was seconded by Mr. Santaniello. The vote was unanimous.

Rezoning a Section of College Highway The Planning board discussed the zoning in depth. Mrs. Terry requested that Mr. Phelps bring to the Planning Board a copy of a detailed map which includes the buildings in the area. Mr. Moglin requested the Board have a meeting with Griffin Land Representative on October 9th to discuss College Highway property.



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Being no further business to be brought before the Board, **A MOTION** was made by Mr. Chunglo, seconded by Mrs. 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