



Town of Southwick
Planning Board
Meeting Minutes
October 16, 2007



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

ABSENT Robert Johnson

OTHER: Marcus Phelps, Town Planner

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

TOWN PLANNER'S REPORT 7:00 p.m.

1. Revised the Draft Decision on the Special Permit and Site Plan for Tractor Supply Company and submitted a request for Town Counsel, Atty. Mark Beglane, to review item #9 in the Terms and Conditions section.
2. Revised and sent the proposed Accessory Apartment and proposed Amendment to Terms Defined bylaws to the Board of Selectmen.
3. Attended a meeting called by Chairman of the Board of Selectmen, Fred Arnold, with Al Stegmann and Richard Masse from the Mass. Highway Department. The discussion focused on the upgrade of College Highway. The project is divided into three segments: North section from the Westfield line to Tannery Rd., Central section from Tannery Rd. to Guiels Auto Body and South section from Guiels Auto Body to the CT line. The Central section will be built first with a 75% design completed in 6-8 months. This section will go out for bid in the fall of 2008. Total cost of this section is \$4.9 million with \$1.8 coming from the Federal funds and \$3.1 from State funds under the Transportation Improvement Program (TIP). The DPW provided handouts on the College Highway upgrade project and future water system upgrades.
4. Visited 108 Congamond Rd. with Denis Gaido to look at locations of proposed signs for Red Riding Hood's Basket. Agreed that there can only be one sign on the building and that the property owner should erect one common sign for all occupants of the multi-business area.
5. Received a call from Randy Brown, 95 Fred Jackson Rd. regarding the recent Notice sent by the Board of Selectmen to residents living on scenic roads. He intends to cut some trees and wants to know if he needs permission from the Planning Board. The M.G.L. Chapter 40, Section 15C referenced in the Notice only requires Planning Board written consent in connection with any repair, maintenance, reconstruction or paving work, so his tree cutting should come under Chapter 87, Shade Trees, and he should contact the Tree Warden, Jeff Neese, for permission to cut any tree within the right-of-way.

PUBLIC COMMENTS 7:10 p.m.

Floor opened to public comments.

Mr. Matt Seklecki, of 114 Sunnyside Rd. stated that he lives directly across from the Sunnyside Ranch Golf Course near their big pond and the gated community. They live near the culvert that washed out in April, 2007. He had questions about what is and what isn't being done about repairing culvert. He said he went before the Conservation Commission Meeting on Monday, October 15th. They recommended that he



Town of Southwick
Planning Board
Meeting Minutes
October 16, 2007



present the same information to the Planning Board. The DPW asked him to sign a letter April 20, 2007 allowing them to come onto his property to replace a damaged culvert and snag out the drainage swale that runs from Sunny Side Rd. to Ashley Brook. The Conservation Commission had issued an emergency order to replace the culvert and repair the damage to the associated swale. There have been issues with this culvert since 2003. The DPW and some Selectmen have visited the site and agreed there is a problem. In 2003 the DPW, without any authorization, dug a ten (10) by four (4) foot trench four to five feet deep in his yard and left it for four months. He had to put up a fence to keep his children out of the trench. What can be done about this? The retention pond across the street used to be about five (5) to seven (7) feet deep now looks level and is all grown in. He is concerned about this coming spring. He feels that with the present condition his house will be flooded with water. He emphasized that this is becoming a serious safety issue. Mr. Chunglo said that Mr. Larry Bannish is trying to pay for the swale that needs to be dredged from the brook that the Conservation Committee approved. A discussion followed. The Planning Board agreed to look at the Sunny Side water retention plan. Mr. Seklecki invited the Planning Board to his home on Friday, October 19th at 5 p.m.

APPOINTMENTS

7:25 p. m. Tiffany Recoulle, 296 Granville Rd. – CHO

Mr. Moglin asked what will be done at this location. Tiffany Recoulle responded that she will have office space in her home. There will be no customers, no sign out front and no employees on property. The zoning enforcement officer noted this request complies for CHO. Mrs. Terry made **A MOTION** to approve the CHO for Tiffany Recoulle, 296 Granville Rd by Mr. Chunglo. The vote was unanimous.

7:30 p. m. Master Street Address Guide Review - Lake Shore Dr. /Lake View Rd.

A request came from the Southwick Police Department to the Planning Board regarding Lake Shore Drive and Lake View Street names. Mr. Denis Gaido, Building Inspector, was invited to meet with the Board to help clarify the street names in question. There is confusion among the residents from 17 to 30 Lake View Street. The residents refer to themselves as residing on 17 to 30 Lake Shore Drive. These residents are mainly comprised of rental cottages owned by the Schwartz family. The Police Department does not have the authority to make decisions as to what properties should be known as. Their concern is that of Public Safety and need to have this matter settled before a tragedy happens. The streets in question are known on the tax list as Lake View Street. Mr. Gaido reminded the Board that a new Town map is in progress and however a street is named on that map it will have to stand. Mr. Chunglo asked if there was a Lake View Street and Mrs. Terry pointed out Lake View Street on the map. The Planning Board reviewed the map. The Board agreed that this is a matter for the Assessor to figure out. The request from the Southwick Police Department was referred to the Assessors office.

7:40 p. m. Accessory Apartment Bylaw

Denis Gaido, Building Inspector, was invited to meet with the Planning Board to help clarify the Accessory Apartment Bylaw they have been working on. The reason he came before the Planning Board was to clarify whether there could be more than one kitchen in a single family home. Mr. Gaido said there can be as many kitchens in a house as the resident wants. He stated that the building has to have a one family house appearance. Mr. Gaido said that if a realtor wanted to sell the house as a two family it would not be allowed. There was discussion if the bylaw was even necessary in light of this new information. It was decided to hold this matter until Mr. Phelps returns from the Workshop on Accessory Apartments. The Bylaw has already been sent to the Selectmen and they will be informed to hold the bylaw until the Board hears a report from Mr. Phelps and the Planning Board.

7:50 p. m. Revised Sign Application – Edward Deveno, 6 Bonnie View Rd.

Mr. Edward Deveno inquired of the Planning Board why he was denied a permit for a sign for his Antique



Town of Southwick
Planning Board
Meeting Minutes
October 16, 2007



Business. It was explained to him that a business is not permitted to post a sign on property that is not occupied by the business even though he has the property owner's permission. Mr. Moglin read the law for clarification. A discussion followed. The Planning Board suggested that the applicant should first go to the Zoning Board of Appeals to try to obtain a variance from Section 185-29, A., (6)_ which refers to public interest signs distances. Furthermore, if that is unsuccessful, the applicant could approach Mr. Robert Tignen to be included on a common sign at 535 College Hwy. If neither of these options worked Mr. Deveno would have to be satisfied with one sign on his building and one free standing sign on his property.

ROUTINE BUSINESS

8:15 pm Zoning with Mr. Denis Gaido, Building Inspector

Mr. Gaido voiced his concerns about a lack of necessary zoning for certain types of businesses. The Planning Board told Mr. Gaido that there are few plots of land available where a person could rent an office/garage. Mr. Moglin stated that there is a need for this type of small business space. They discussed other options. The plan is to try to help these small businesses to exist in Town.

8:20 pm Tractor Supply Co. Decision

Mr. Phelps reported that the final Decision for Tractor Supply Co. is waiting on Tighe & Bond to come back to the Planning Board with a figure for the cost of a future traffic light. Marcus reported that the Commonwealth has plans to widen College Hwy. making it easier to put in a traffic light. The representatives of Tractor Supply are expected to be at the Planning Board meeting scheduled for October 23rd.

8:25 pm Minutes

A MOTION was made by Mr. Santaniello and seconded by Mr. Chunglo to accept the minutes of September 18th as amended. The vote was unanimous.

A MOTION was made by Mr. Santaniello and seconded by Mr. Chunglo to accept the minutes of October 9th as amended. The vote was unanimous.

8:30 pm Sign Review

Sign proposal for Red Riding Hood Restaurant at 108 Congamond Road was reviewed. The sign will be placed on the side of the store and is 48 sq. ft. Mr. Phelps said the sign fits within the guidelines. A discussion followed. Mrs. Terry made **A MOTION** to accept the sign as presented. Mr. Chunglo seconded the motion. The vote was unanimous.

8:35 pm Draft Decision on Lexington Circle

The Planning board reviewed the draft. Mr. Moglin stated that some roof drains needed to be put back in. The Planning Board made some modifications to the Draft including a 10 foot gate on the fence to allow enough width for equipment to pass through. **A MOTION** was made to accept the revised Draft Decision on Lexington Circle was made by Mrs. Terry and seconded by Mr. Santaniello.

A roll call vote was taken:

Doug Moglin, Y
Mrs. Terry, Y
Mr. Chunglo Y
Mr. Santaniello, Y

Being no further business to be brought before the Board, **A MOTION** was made by Mr. Chunglo, seconded by Mrs. Terry; to adjourn at 9:00 p.m. Vote was unanimous,



Town of Southwick
Planning Board
Meeting Minutes
October 16, 2007



Doug Moglin _____
Chairman

Roz Terry _____
Vice-Chairman

Cal Chunglo _____

Sam Santaniello _____

Bob Johnson _____

Richard Utzinger _____
Associate

Respectfully submitted,

Ruth Preston
Recording Secretary