



Town of Southwick

Planning Board

MINUTES



November 13, 2007

MEMBERS IN ATTENDANCE: Doug Moglin, Chairman
Roz Terry, Vice Chairman
Bob Johnson
Sam Santaniello
Cal Chunglo

ABSENT: 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 Mr. Moglin.

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

1. Attended Department Head meeting held on November 8. Cartographic Associates provided a one hour briefing on the Southwick remapping project that took two years to complete. The Assessor's Office has received the deliverables that include two sets of the 171 map sheets, electronic files of the maps, aerial photographs, and a notebook containing documentation of the project. During the general discussion, the idea of electronic distribution of Planning Board minutes was endorsed dependent upon how each recipient wants to receive a copy, Karl Stinehart mentioned the distribution of the FY 2009 budget package, and Denis Gaido reminded everyone that he has a complaint form that should be completed for suspected zoning violations.
2. Reviewed Definitive Subdivision application from Ralph DePalma for Williamsburg Estates, a 40 lot subdivision off of Sunnyside Rd. connecting to Meadow Lane. The plans were distributed to the Board of Health and other Town offices for review and comment by December 17 under the Subdivision of Land bylaw 315-12, D. Review.
3. Assembled information on the National Pollutant Discharge Elimination System (NPDES) in connection with the draft Erosion and Sediment Control for Stormwater Management bylaw as requested by the Planning Board.
4. Researched possible zoning protection for the 25 Industrial Road parcel. Town Zoning bylaws were established on December 20, 1950 and the subject parcel was delineated between 1973 and 1978. According to M.G.L. Chapter 40A, Section 6, an approved definitive plan is accorded an 8 year zoning freeze and an approval not required plan has a 3 year zoning protection period. Since the subject parcel doesn't meet either of these conditions, zoning protection is not available.



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PUBLIC COMMENTS: 7:10 p.m.

There were no public comments

APPOINTMENTS:

7:10 p.m. – Jered Lane

Mr. Chunglo distributed photographs he had taken of Jered Lane to the Planning Board. Mr. Jeff Neece, DPW, stated that the road is not in great shape and the reason is because the road may have a poor sub grade. Mr. Moglin reviewed the required specifications for road construction. Mrs. Terry stated that the bond was released but the road has not been accepted by the Town. There is a maintenance bond still remaining. The Board questioned whether the Town can use the maintenance bond to repair the road. Mr. Phelps will contact Town Council on the use of the maintenance bond to repair Jered Lane.

7:25 p.m. – 787 College Hwy & 76 Sunnyside Rd. – Informal Discussion

Rob Levesque, Levesque Assoc., Larry Bannish, 76 Sunnyside Rd., Bob & Dave Grimaldi, 787 College Hwy. presented plans utilizing both parcels of land. The property has frontage on Rt. 10 & Rt. 202. There is frontage on the Bannish property on Sunnyside Rd. The plan includes between 40 and 65 Active Adults units off Sunnyside Rd. and commercial development off College Hwy. with the two parcels separated by a wetland. The businesses on College Highway will be set back on the property to maintain the frontage as rural in appearance. Mr. Phelps asked if the entrance could be constructed to intersect with the entrance to American Inn. Rob Levesque replied that this was possible. A discussion followed on traffic patterns and access for emergency services. The Planning Board felt the concept is workable. Mr. Moglin suggested that they first split the College Highway parcel and then do a zone change on the parcel.

WORK SESSION: 7:35 p.m.

7:35 p.m. – Review Williamsburg Estates Plan

The Planning Board previously granted preliminary subdivision approval as a conventional plan. The plan does include big sections of open space. The developer was asked to form a home owners association to own and maintain the open space. There are waivers requested that did not come in at the time of preliminary approval. It is going to connect from Sunnyside Road back to Meadow Lane. The Board reviewed the plans. Mr. Moglin reminded the Board that the plan is required to be reviewed by a third party consultant prior to the hearing. Mr. Shute will be required to submit prior to the hearing 4 copies of statements on any easements, covenants or restrictions proposed, arrangements for water supply, proposed arrangements for water and storm drainage, soil surveys and permits when necessary by the Conservation Commission. The hearing for Williamsburg Estate Plan is scheduled for public hearing on January 8, 2008.

7:45 p.m. - `Work on College Hwy. Rezoning



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The Planning Board looked at maps of College Highway to discuss the potential for rezoning a section of College Highway to Business Restricted (BR) to encourage business growth. The plan is to make the zone changes deep enough to encourage businesses to build away from the road and maintain the open space concept. The owners of the parcels discussed will be invited to attend the Planning Board meeting on November 27, 2007.

8:15 p.m. Municipal Parking

Mr. Phelps reminded the Board to think about municipal parking. He suggested three locations for municipal parking.

8:30 p.m. – Discuss 20 Depot St Zoning

The Planning Board agreed that the proposed project can be done in the R20A zone, but the septic system has to be designed for R 20 A or they must to connect to the sewer.

8:45 p.m. - Discuss 25 Industrial Rd. Zoning

The Planning Board determined that the proposed project on 25 Industrial Rd. cannot be built under current zoning. A rezoning would be needed to go forward with the project.

ROUTINE BUSINESS:

Minutes, October 30, 2007

A MOTION was made Mrs. Terry and seconded by Mr. Santaniello to approve the October 30, 2007 Minutes. Vote was unanimous.

Being no further business to be brought before the Board, **A MOTION** was mad by Mr. Santaniello **SECONDED** by Mr. Chunglo to adjourn at 9:00 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