

PLANNING BOARD
MINUTES
MARCH 2, 2010

Planning Board members attending: Chairman Anthony Petrucelli, Vice-Chair Philip McEwan, Dori Ann Ference, William Onyski, Andrew Denardo and Randal Racine. Not attending: Matthew VanHeynigen and Felix Otero. Also attending: Community Development Director Lawrence Smith and Secretary Christine Fedora.

Chairman Petrucelli opened the regular meeting of the Planning Board at 7:00 and proceeded to the first item on the agenda.

Public Participation.

Petrucelli asked if there was anyone in the room who would like to address the Board regarding items not currently before the Board? There being no one heard Petrucelli proceeded to the next item on the agenda.

Approval of Minutes

Onyski motioned to approve the February 2nd & February 16th 2010 minutes. Denardo inquired about the change in the attendance to the February 16th minutes? The change was taken care of. Denardo seconded the motion.

ANR's

Montgomery Road/William Reed

Smith informed members the applicant is cutting out 3 more lots from the last ANR they approved on Montgomery Road for Mr. Reed. Racine motioned and Ference seconded to approve. All in favor.

Vasilily Chekhovskiy – East Silver Street/Coleman Avenue

Petrucelli opened the public hearing for a zone change submitted by: Vasilily Chekhovskiy for a zone change on Map 19, Parcel 3, from Residence B to Business A. The parcel is located on 11 East Silver Street. Petrucelli called on the applicant to present the proposal to the room.

Vasilily Chekhovskiy introduced himself to the room and informed the Board he would like to have his property located on 11 East Silver Street changed from Residence B to Business A. Smith reminded members of the zone change that was previously passed by the Council that was submitted by the Big Y. Smith added this is the only parcel left from that section that was not changed. Denardo inquired what the frontage is on that parcel? Smith replied the frontage was 85 feet on East Silver Street and 202 on Coleman Avenue, adding the street address is East Silver Street, the driveway is off Coleman Avenue.

Questions from the Board?

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Smith asked if he had any plans for the property? Chekchowskiy answered he didn't have any plans at this time. He would have to find out what kind of building could go there as well as the size of building. Racine inquired if he was going to demolish the house and build on the property? Chekchowskiy answered he does not have anything concrete, he does not know what would be allowed? Smith inquired how many units are currently there? 3. Denardo inquired if these rooms are occupied? Yes.

Room questions of fact?

In favor?

Opposed?

Racine motioned and Denardo seconded to close the hearing. All in favor.

Racine motioned and Ference seconded to send a positive recommendation to the City Council.

Smith asked if the Board had any thoughts as to their recommendation to the Council such as this is the last residential property on all 3 sides? All in favor.

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Site Plan/Shaker Village Condominiums

Petrucelli opened the public hearing for Shaker Village Condominiums by reading the notice for a Site Plan Application under Article 4-10.3 and 4-70 of the Westfield Zoning Ordinance to allow for the construction of nine additional condominium units within the existing condominium community at Shaker Village Estates. The units are proposed to be located in four (4) buildings and will bring the total unit count for the existing condominium to twenty-five (25). The application was submitted by Shaker Village Estates Condominium Trust. The property is zoned Rural Residential and is known as Map 6R, Parcel 3 and is located at 949 Shaker Road. Petrucelli called on the petitioner/representative to present the proposal to the room.

Presenting the proposal to the room was Rob Levesque of R. Levesque and Associates. Prior to beginning his presentation he informed the Board of a point of clarification in that the address was 949 Shaker Road on the application and it should have been 929 Shaker Road. The applicants intent is to expand the condo community. Currently there are 16 condo units they would like to add an additional 4 buildings for a total unit count of 25.

Smith proceeded to give the Board some history regarding the condo project currently located on the site. The Special Permit was issued years ago under the condominium ordinance, that ordinance is not current any more. He added on their original approval they were approved for a greater number of units than what was built. He explained now they have to go to the ZBA for a finding to allow for a larger number of units and suggested the Board continue their hearing so they can find out what happens at the ZBA meeting. Petrucelli voiced his concerns that this seems to be going on a lot lately, applicant's coming in when they don't have all the necessary permits/paperwork. He also didn't feel it was right that the abutters come to the meetings and then it gets continued until the next meeting they have to come back a 2nd time.

Levesque addressed the Board and assured them it was not his intent to waste the Board's time, he went to the ZBA for the finding he tried to time it correctly but because of scheduling conflicts with the members of the ZBA who attended the hearing the meeting had to be postponed until a later date. The Board discussed whether they should listen to the plan tonight and

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then continue it to their next meeting or whether they should just continue the whole thing until the next meeting. Onyski suggested the Board listen to the presentation and if they had any additional questions for the applicant they could come back at the next meeting with the answers.

Racine stated he understood where the Chairman was coming from but added he would go along with whatever the Board wanted to do. Racine inquired about what happened with the ZBA? Smith informed him it was the regular issues that a rise vacation, business trips, they would not have the same members present at the second part of the hearings. The Board decided they would like to hear the presentation tonight.

Levesque proceeded to show the site plan for the additional units; as well as the landscaping plan, they would be accessed off the existing access road. Smith inquired if these units were on the original plan? Levesque informed him these units are almost identical to the original plan.

He explained the infrastructure and how there is sewer, water, electric, storm drainage he also explained the drainage and the storm drain. Racine inquired what the Engineering Department said? Smith replied we have not heard from them yet. Onyski inquired about the 4 units and how come they are off Shaker Road? Levesque replied it was because of the grades of the road. Smith inquired about the site distances? Levesque replied they are good. Levesque showed the landscaping plan. Smith inquired if he felt there would be a problem like there was with Isabelle? Levesque replied there are some large pines; it should be able to handle with each. Denardo inquired about the changes that were made on the master deed there seems to be a lot of changes. Levesque replied he got the deed off line and that is how it was.

Planning Board questions of fact?

Opposed?

In Favor?

Rick Onofrey/City Councilor

In favor of the project, he has spoke with members of the association and they are in favor of it.

Larry Stek

Chairman of the Board of Directors. Lived there for 23 years, in favor of this project, it will give more money to the association.

In favor?

Priscilla Harmon

In favor as well.

Richard Lafitell

In favor, feels this will be good for the City and for the Association.

Smith inquired how old the road is? 23 years.

Al Richley

Thinks this will be great for the City.

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Barbara Press

On the Board of Directors' as well. Beautiful place to live in.

Richard Gagnon

In favor of project, lived there since 1996. A lot of major repairs need to be done this will help in the finances to allow this work to get done.

In favor?

Petrucelli asked if there was going to be a motion to continue?

Levesque addressed the Board saying he appreciated the Board listening. Racine motioned and Denardo seconded to continue to March 16th. All in favor.

Flynn Meadows

Smith informed the Board we have not heard back from the Engineering Department so it needs to be continued to the Board's next meeting.

Magnolia Terrace

Smith informed the Board we have a request to accept Magnolia Terrace as a city street. The Planning Board needs to accept. Racine motioned and Denardo seconded to accept as a city street. All in favor.

Nicholas Lane

Smith informed members this is a request to have the City Street accepted as well. Racine motioned and Denardo seconded to accept as a city street. All in favor.

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Community Preservation Committee

Smith informed the Board they need to appoint 2 members to the CPA committee, one member to serve on the committee and one member to serve as an alternate. Currently, Randy is serving on the Committee. Racine informed Board members he enjoys serving on the committee and would like to continue. The Board agreed. Ference said she would like to serve as the alternate. Motion made and seconded to have Racine continue and Ference to serve as the alternate member. All in favor.

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Motion made and seconded to adjourn at 7:45.