



City of Westfield

PLANNING BOARD

William Carellas, Chair
Cheryl Crowe, Vice Chair
John Bowen
Robert Goyette, Jr.
Jane Magarian
Philip McEwan
Raymond St. Hilaire
Bernard Puza, Associate
Richard Salois, Associate

PUBLIC HEARING & MEETING NOTICE - *amended*

Tuesday, February 6, 2024



At 7:00 P.M. in Room 207 (City Council Chambers), Municipal Building, 59 Court St., Westfield, MA, the Westfield Planning Board will conduct a regular meeting concerning the following business:

AGENDA

- A. Public Participation (on any matter not subject to a public hearing)
- B. Review and approval of previous meeting minutes (1/2/24, 1/16/24)
- C. Review of plans not requiring approval under Subdivision Control Law
- D. Public Hearings (and possible deliberation and decision) on the applications of:
 - (Continuation & Amended Notice) EPRO Lockhouse Road LLC for a Special Permit, Site Plan Approval & Stormwater Permit per Zoning Ord. Sec. 3-130.3(4), 6-10 & 4-110 to allow expansion of a building in excess of 100,000 SF at 323 Lockhouse Rd., zoned Ind. A
 - (Continuation) Andrey Korchevskiy for a Special Permit/ Site Plan/ Stormwater Permit per Zoning Ord. Sec. 3-170.7, 6-10/4-140 & 4-110 to allow a new religious/educational building and site improvements at 866 North Rd. and 137 Lapointe St., zoned Bus. A, Res. A and Water Resource
 - (Continuation) WE Acquisitions LLC & Northpoint Development LLC for a warehouse/ distribution facility ("Falcon Landing") at North Rd. and Falcon Dr. (Parcels 71R-60, -61, -62, -50-1A, -49, 72R-63-1A), zoned Ind. A, Bus. B and Water Resource (WR). Project seeks Site Plan Approval (Zoning Ord. Sec. 6-10), Stormwater Permit (4-110) and Special Permits for building area >100K SF (3-130.3(4)) and use/ development in WR district (3-170.7)
- E. Other Business
 - Review of proposed modification to approved site plan (4/4/23) for a self-storage facility- 0 Cycle St.
 - Review of infill special permit (issued 10/3/17) for inclusion of an accessory apartment - 0 Crown St. (Parcel 202-64-1)
- F. Announcements/Future agenda items

For public hearing applications, more details are available at www.cityofwestfield.org/applications

The above-listed items are those reasonably anticipated to be discussed at the time of agenda publication; other items may be discussed to the extent permitted by law. Agenda order may be amended at the discretion of the Chair/Board. Meetings are typically recorded & televised. MGL Chapter 30A, Section 20(f) requires any person making an audio or visual recording of the meeting to first notify the Chair.