



City of Westfield

PLANNING BOARD MINUTES

January 6, 2026
City Council Chambers

Chair Carellas called the meeting to order at 7:00.

Members Present: William Carellas, John Bowen, Cheryl Crowe, Jane Magarian, Bernard Puza, Ray St. Hilaire

Associates Present: Richard Salois

Members Absent: Philip McEwan, Dylan Sweeney (Associate)

Board Staff Present: Jay Vinskey (Planner)

➤ PUBLIC PARTICIPATION

(No audience present)

➤ REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES

Member Crowe MOTIONED, seconded by Member St. Hilaire to approve the 11/18/25 minutes. All in favor.

➤ REVIEW OF PLANS NOT REQUIRING APPROVAL UNDER SUBDIVISION CONTROL LAW

- 375 Holyoke Rd., Dry Bridge Rd. & Sandy Hill Rd./Smith

Planner Vinskey informed members the Board granted a Special Permit to allow for access not across frontage for these lots, this is the lot plan to create them. Member Puza MOTIONED, seconded by Member Crowe to approve. All in favor.

➤ OTHER BUSINESS

- 0 Cycle Street Warehouse (site plan approved 11/18/25) - request for plan revision

The Board reviewed the letter request to eliminate a sidewalk connection that the Board had conditioned as part of the approval. Vinskey noted the required site plan finding that sidewalks be provided, and felt coming back shortly after a hearing to change a condition subverts the process. Member Magarian concurred but appreciated the request being made in advance. Member Salois felt the sidewalk was consistent with the Board's policies and practice. Chair Carellas felt it was a legitimate request, but does not support the sidewalk elimination. Consensus therefore was noted that eliminating the conditioned sidewalk would be a major changes, and thus would require a formal amendment application.

- Mass. DOER Clean Energy (BESS, etc.) regulation updates, model ordinance

The Board reviewed the model BESS ordinance. Vinskey suggested the ordinance could be update with a clean energy section, including solar, BESS, etc. Local regulation is only medium to smaller size facilities; state would permit larger BESS (100 MW+). He suggested perhaps a moratorium may be appropriate as regs. are being developed.

Member Crowe felt area/acreage limitations should be included. Member Bowen felt these are dangerous, lithium facilities should be prohibited. Member Salois suggested lot size minimums. Member Bowen suggested the PFAS restriction be stronger; set aquifer restrictions; supports moratorium. Decommissioning bond was discussed. Vinskey mentioned the item is already in ZPD Committee, does the Board want to propose a moratorium to them, as most efficient approach? By October 1, the City is required to offer a permitting option, so that would be the moratorium time frame. Carellas supported the moratorium. Consensus was noted to pursue the moratorium through ZPD.

➤ ANNOUNCEMENTS/FUTURE AGENDA ITEMS

Member Magarian requested marijuana social consumption be added to the next agenda. Bowen requested an update on the name plates; Vinskey to check.

At 7:36 Member Crowe MOTIONED to adjourn, seconded by Member Bowen. All in favor.

APPROVED