



City of Westfield

PLANNING BOARD

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

January 15, 2019

Chairman Carellas called the regular meeting of the Westfield Planning Board to order at 7:00 pm in the City Council Chambers, 59 Court Street, Westfield, MA.

PB MEMBERS PRESENT
 MEMBERS ABSENT

STAFF

William Carellas, Chair
 Cheryl Crowe, Vice-Chair
 Robert Goyette
 Jane Magarian
 Philip McEwan
 Raymond St. Hilaire
 John Bowen
 Bernard Puza (Associate)
 (Associate)

Jay Vinskey, Principal Planner
 Christine Fedora, Secretary

A. PUBLIC PARTICIPATION *(on any matter not the subject of a public hearing)*

Chairman Carellas asked if there was anyone in the room who would like to address the Board during the public participation portion of the meeting regarding items not subject to a public hearing? There being no one heard the Board proceeded to their next item on the agenda.

B. REVIEW AND APPROVAL OF PREVIOUS MINUTES

Member Bowen MOTIONED, seconded by Member McEwan to approve the Minutes of the previous meeting. All in Favor.

C. Review of plans not requiring approval under Subdivision Control Law
137 Woodcliff Drive and Union Street

Vinskey stated the ANR merges two lots into one. Currently they are 2 separate lots; the plan will erase the line between them and make it one contiguous lot. Member Magarian MOTIONED, seconded by Member Crowe to approve. All in Favor.

D. Posted Public Hearings *(and possible deliberation & decision)*

Member McEwan MOTIONED to allow the Chair to alter the agenda at his discretion. All in favor.

Chair Carellas informed the Board he received 2 requests for continuances until 2-5-19.

- Special Permit/Site Plan – 798 Airport Industrial Park Rd. – Marijuana Production. Member McEwan MOTIONED, seconded by Member Magarian to continue to 2-5-19. All in Favor.
- Special Permit-94 Main St. – Intermittent/moving (electronic) sign. Member Crowe MOTIONED, seconded by Member Magarian to continue to 2-5-19. All in Favor.

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- Continuation – Special Permit/Site Plan/Stormwater – 66 Ampad Rd/211 Servistar Industrial Way- warehouse/transfer facility expansion.

Rob Levesque addressed the outstanding items from the previous meeting.

- He attended the Conservation Commission meeting, the Commission voted on the Order of Conditions, he is waiting on the hard copies.
- The endangered species submittal has received a response that is already a condition in that there is a no take which addresses the concerns of the turtles in that they have to make sure there are no turtles within the site.
- A trip generation analysis was completed by McMahon Associates. The analysis was done based on a 40,000 s.f. warehouse. He further noted they secured from the chief operating officer from Duie Pyle the actual number of trips, currently they generate 140 trips based on actual data with the addition there will be 108 new trips.
- The comments from the Planner were addressed.

Member Magarian inquired as to why they don't think the numbers are going to be as big? Mr. Levesque stated they have the data from A Duie Pyle. Mr. Levesque further noted a lot of the data is compiled into the site work; the numbers they are using are the actual numbers from A Duie Pyle data.

Member Bowen observed a lot of people riding quads and dirt bikes are there any thoughts of putting up a fence to help eliminate that? Mr. Levesque stated a fence is proposed around the perimeter of the property. Member Bowen inquired if there is a posting for no trespassing? At the time of purchase there was a sign but noted they would have to verify that.

Member Crowe inquired if they worked with the state habitat? Mr. Levesque responded working with the state is part of the submittal process. They have submitted plans to them, the State wants to make sure during construction there are silt fences and a mortality avoidance plan. The Board briefly reviewed the photometric plans on the computer.

Questions and or comments from the public?

Joe Mitchell - In favor of project, good corporate steward and neighbor of the city, moving slowly and cautiously. He further noted working with the National Heritage is similar to the work that was completed when the solar project was done.

Chair Carellas read the possible condition, beyond standard conditions, into the record.

1. *An easement in favor of the subject property relative to off-site Stormwater management shall be executed on the adjoining property (56R-8, 12) prior to any separation of ownership between the lots.*

The Board reviewed the draft findings.

(1) The specific site is an appropriate location for such a building size, being expansion of an existing and adjoining facility and being somewhat isolated; (2) The use as developed and expanded will not adversely affect the industrial neighborhood; (3) Adequate and appropriate facilities will be provided for the proper operation of the facility; (4) The plan as approved conforms to all other rules and regulations. In reviewing the site plan, the Board found that (1) the proposed site plan is in conformance with the intent of the industrial zoning district and does not take precedence over specific provisions of the ordinance; (2) the site is accessible for police and fire protection as the plans have been submitted to public safety departments with no exceptions taken; (3) adequate off-street parking is provided to prevent on-street and off-street traffic congestion; all parking spaces, maneuvering areas are suitably identified and designed to meet standards specified within the ordinance; and that provision is made for safe pedestrian movement within and adjacent to the property; a sidewalk is proposed along the parking lot; (4) pedestrian routes do not create traffic hazards and are: adequate, but not excessive in number; adequate in width, grade, alignment, and visibility; adequate distance from the street corners, places of public assembly and other access ways; and adequate design for other safety considerations; (5) the general landscaping of the site complies with the purpose and intent of this ordinance; a significant wooded area in the northern part of the property, as well as a few site-interior trees, are being preserved; parking and service areas are suitably screened during all seasons from the view of adjacent areas and public rights-of-way by way of location and vegetation; (6) lighting of the site will be adequate at ground level for the protection and safety of persons in regard to pedestrian and vehicular circulation; that the glare from the installation of outdoor lights will be properly shielded from the view of adjacent property and public rights-of-way. Further, any new lighting must comply with the ordinance's lighting standards, as no waivers have been requested or granted. (7) All utility systems are suitably located, adequately designed and properly installed to serve the proposed uses, to protect the property from adverse pollution; no uncharacteristic groundwater threats were found. More specifically, and following the City Engineer's review, the Board found: (a) stormwater management and erosion and sediment control measures are consistent with the purposes and objectives of the Stormwater Management Ordinance (Chapter 16, Article II, Division 4 of the Westfield Code of Ordinances); (b) the stormwater management plan meets the performance standards described therein; (c) the erosion and sediment control plan meets the design requirements (d) and will adequately protect the water resources of the community and is in compliance with the requirements of the Stormwater Management Ordinance. Additionally, (8) no sensitive environmental land features such as steep slopes, wetlands, and large rock outcroppings or public scenic views or historically significant features will be affected; and (9) the location and size of proposed use, as well as the nature and intensity of the operations involved or conducted in connection therewith, will be in general harmony with the surrounding industrial neighborhood.

Chair Carellas noted he was in favor of protecting the turtles. Mr. Levesque noted the turtles are protected, they are in the endangered species at the state level and it also triggers down to the Conservation Commission. He further noted all of this will be reviewed and there will be on site monitoring. Further discussion regarding the turtles and if the Board should incorporate a condition into their decision regarding the turtles. Vinskey noted that is under someone else's

purview, State and Conservation Commission, they still have to comply with their requirements regardless of what this Board does. It was decided no special condition was needed.

Member Crowe MOTIONED, seconded by Member Magarian to close the hearing. All in Favor.

Member Crowe MOTIONED seconded by Member Bowen to approve the special permit/site plan with the findings and conditions.

St. Hilaire	-	yes
Crowe	-	yes
McEwan	-	yes
Magarian	-	yes
Bowen	-	yes
Carellas	-	yes

E. Other Business.

Vinskey noted Tell Tool has withdrawn their request to amend the plan. No action was taken on that item.

F. Announcements/Future Agenda items.

Member Bowen inquired about the Board's recommendation regarding the marijuana and where it stands with the City Council? Vinskey noted the Council has approved it. Member Bowen asked if he wanted to propose adding parks to the exception where would it be done? Vinskey stated if the Board wanted to change it they would have to initiate the usual hearing process; the Board agreed it should be added to the next meeting agenda for discussion. Member Crowe inquired as to what he meant by parks? Vinskey stated the Board could discuss in detail at their next meeting, but noted parks were originally on the Board's original draft but was taken off per the law department citing the state regulations that only allow exceptions for schools.

Vinskey also noted the next meeting the annual elections for chair and vice chair will be held. Member Magarian stated she would not be present at the next meeting.

Upon a motion of Crowe, the meeting was adjourned at 7:22.