



City of Westfield

PLANNING BOARD MINUTES

January 20, 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,
Associates Present: Richard Salois, Dylan Sweeney

Members Absent: Philip McEwan, Ray St. Hilaire
Board Staff Present: Jay Vinskey (Planner)

➤ PUBLIC PARTICIPATION

(No audience present)

➤ REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES

Member Crowe MOTIONED, seconded by Member Salois to approve the 1/6 minutes. All in favor.

➤ PUBLIC HEARINGS

- Prabha Corp. for a special permit per Zoning Ord. Sec. 3-100.3(6) to construct a commercial building exceeding 1500 square feet at 288 Elm St., zoned CORE

Chair Carellas announced receipt of a continuance request to February 17. Member Salois MOTIONED, seconded by Member Bowen to continue to the February 17 meeting. All in favor.

➤ OTHER BUSINESS

- Cannabis Control Commission social consumption regulations

Members discussed this new licensing option. It was noted a community has to opt-in by ordinance or referendum, and that Westfield was probably unlikely to do so anytime soon. Vinskey stated by current zoning, it would only be allowed in Industrial A as a marijuana shop is, but this is probably more suitable in a downtown location. Member Salois suggested the Board may want to send a communication to Council opposing this. Member Bowen also expressed opposition. Member Puza felt this may be appropriate in some situations- like offering cannabis infused beverage at an establishment- and not rush to judgement. Chair Carellas – could this help our restaurants? Member Magarian was concerned there is no effective testing mechanism and today's cannabis is much stronger. Member Crowe felt the difference between this and a bar/alcohol might not be that great if properly regulated. Vinskey noted there are 3 license types: Supplemental for existing marijuana shops; Hospitality for new or non-cannabis businesses; and Event Organizer for temporary consumption events.

- Annual Election/Designation of Officers & Representatives (effective 2/3/26)

Member Salois felt the Board was running well under the current structure; was willing to give up PVPC role if others were interested. He then MOTIONED, seconded by Member Magarian to continue the current slate (Chair Carellas; Vice Chair/Clerk Crowe); ANR signers Magarian & Puza; PVPC Commissioner Salois). All in favor.

- Member name plates

Members reviewed the email/sample from the Tech Academy, and preferred outlined (vs. solid) style letters.

➤ ANNOUNCEMENTS/FUTURE AGENDA ITEMS

Member Crowe updated members on the downtown string lighting project, targeted to be installed by February 14 at Elm & School Streets. She thanked Members Carellas and St. Hilaire for their help.

Vinsky announced the next meeting would be the hearing for the BESS moratorium.

The meeting was adjourned at 7:42.

APPROVED