



City of Westfield

PLANNING BOARD MINUTES

February 17, 2026
City Council Chambers

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

Members Present: William Carellas, Jane Magarian, Bernard Puza, Ray St. Hilaire

Associates Present: Richard Salois, Dylan Sweeney

Members Absent: John Bowen, Cheryl Crowe, Philip McEwan

Board Staff Present: Jay Vinskey (Planner) Christine Fedora (Secretary)

➤ PUBLIC PARTICIPATION

None

➤ REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES

Member Magarian MOTIONED, seconded by Member St. Hilaire to approve the 2/3/26 minutes. All in favor.

➤ PUBLIC HEARINGS

- (continuation without prior discussion) 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 Street, zoned CORE.

The Board being in receipt of a request for continuance to March 17, Member Magarian MOTIONED, seconded by Member Puza to continue to March 17. All in favor.

- DL Homes for a Special Permit per Zoning Ord, Sec, 4-20.2 & 4-20.4(2) to divide 10 Ethan Avenue (zoned Res. A), into 2 building lots by lot size averaging and with a reduced side yard setback.

Chair Carellas stated that Associate Salois will be the voting member in the absence of Member Crowe, Associate Sweeney would be the voting member in the absence of Member Bowen.

Representing petitioner Don Lemelin was Rob Levesque of R. Levesque Associates. The lot is on a (outside) corner and meets the criteria for in fill lot size averaging special permit. The applicant will leave the existing structure and add an additional structure resulting in 2 residential lots. Mr. Levesque reviewed the site plan giving details of the 2 houses as well as the location. He further stated there are two special permits being sought, one for lot size averaging to create the lots and one for setback reduction: a 4.5 foot reduction from the 15 foot requirement.

Member Puza asked if the existing house will be renovated and if a garage would be added? Mr. Lemelin stated yes, no one is living in the home currently.

Public comment was invited. None.

Member Salois inquired about a walkway to the right hand side of the existing house (Streetview image displayed). Mr. Lemelin stated he was considering moving the walkway in the front of the house towards the new garage and removing the other walkway.

Chair Carellas asked what the reason for the 2 car garage requiring setback relief rather than a 1 car garage. Mr. Levesque stated it is more marketable than a 1 car garage.

The draft decision was reviewed. Planner Vinskey noted his calculations were slightly different than the ones submitted, but it does not change the outcome.

With no other discussion, Member Magarian MOTIONED, seconded by Member Salois to close the public hearing. All in favor.

Member Magarian then MOTIONED, seconded by Member St. Hilaire to approve the Special Permit. By roll call vote:

Member Salois	-	Yes
Member St. Hilaire	-	Yes
Member Puza	-	Yes
Member Sweeney	-	Yes
Member Magarian	-	Yes
Chair Carellas	-	Yes

- The Dog House Bark and Brew LLC for a Special Permit and Site Plan per Zoning Ord. Sec. 3-120.3 (8) & 6-10 to allow a pet kennel/dog daycare at 68 Main Line Dr., zoned Business B & Floodplain.

Chair Carellas stated Associate Salois would be the voting member for Member Crowe; Associate Sweeney would be the voting member for Member McEwan.

The applicant, Sarah Paier, presented the proposal for a dog daycare, boarding, grooming, and training facility with a café component.

The facility will include approximately 2,500 square feet of indoor play space, four trainers, grooming services, and 28 indoor kennels (one dog per kennel). Overnight boarding will be permitted indoors only. The kennel operation will run 24 hours per day, seven days per week, staffed by three full-time employees and one part-time employee. Approximately 24 dogs are anticipated to stay overnight at full capacity.

The daycare and boarding portions will operate with different hours. Daycare drop-off is proposed between 7:00 a.m. and 9:00 a.m., with pick-up between 4:00 p.m. and 6:30 p.m. Extended hours may be available for an additional fee. The proposed staff-to-dog ratio will not exceed 1:10.

The café area is proposed to operate from 7:00 a.m. to 6:00 p.m. and will occupy approximately 1,200 square feet, separated by fencing; the layout can be adjusted if necessary. The business may host rotating food trucks on designated days. While a liquor license may be pursued in the future, operations would initially begin without one.

The applicant stated that sanitation and safety are top priorities. Sanitation stations will be located throughout the facility. All dogs will be registered and tracked through software that maintains vaccination records and monitors temperament to ensure safety with both humans and other dogs.

The entire building will be utilized. A fenced outdoor area will be located on the right side of the property and will include both pavement and grass. Concerns were raised regarding hot pavement. The applicant stated shade structures, pools, dog beds, and other cooling measures can be provided. Garage doors may be opened during favorable weather.

Member Magarian questioned whether a maximum number of dogs should be included as a condition of approval and inquired about square footage requirements per dog under state regulations. Member St. Hilaire stated that dog capacity and care requirements are governed by state law. Member Puza referenced a prior approval on Union Street where the applicant later sought increases in dog capacity and noted the Board may condition hours or capacity if desired. Also noted was the state's "Ollie's Law" regulations being developed.

Planner Vinskey asked about signage; the applicant confirmed they would be refacing the existing ground sign.

Member Puza noted the area is quiet and asked if the operation would run seven days per week. Yes, the applicant anticipates opening in the fall.

The Board reviewed the draft decision, finding no need to condition hours or dog capacity due to Ollie's Law; such safety regulations to be added as a finding.

Member St. Hilaire MOTIONED, duly seconded, to close the public hearing. All in favor. Member St. Hilaire then MOTIONED, seconded by Member Magarian to approve special permit. By roll call:

Member Puza	-	Yes
Member Sweeney	-	Yes
Member Magarian	-	Yes
Member St. Hilaire	-	Yes
Member Salois	-	Yes
Chair Carellas	-	Yes

- REVIEW OF PLANS NOT REQUIRING APPROVAL UNDER SUBDIVISION CONTROL LAW
 - 146 Main St./Wielgus

Planner Vinskey informed the Board a lot is being carved out of this parcel, the lot has adequate frontage, this only involves Lot A, remaining large lot not affected. Vinskey noted there are zoning district lines on the plan that should not be confused with lot lines. Member St. Hilaire MOTIONED, seconded by Member Sweeney to approve. All in favor.

- OTHER BUSINESS
 - 21-33 Southampton Rd. (Pride) – Request for special permit/site plan extension (Originally granted 4/6/21)

Mr. Levesque addressed the Board on behalf of the applicant, Kayrous Realty, LLC, requesting an extension of the existing Planning Board approvals for 21-33 Southampton Road. Pride was the original developer, but project has since been sold to GPN Investments.

The Starbucks site was previously reviewed and approved. The site is MassDOT land that is being leased. Currently, there is a City Council application for a license to store fuel at this property, and the matter has been referred to a subcommittee for review.

Mr. Levesque stated he is appearing on behalf of John Kayrous and is seeking a 12-month extension of the previously approved Special Permit/Site Plan. The extension would allow the permit to remain valid. He noted there may be a few amendments coming back to the Board in the future, or possibly handled administratively. The goal is to move forward with the project in late summer or early fall.

Chair Carellas asked if they would be willing to clean up the property, graffiti. Mr. Levesque stated he would speak with John Kayrous and Bob Bolduc and did not see any reason why they would not be willing to clean up the site. The property is currently being leased by Mr. Bolduc.

Member Salois asked if approved, the same plan would move forward? If there are changes he would like to review them. Mr. Levesque anticipated that MassDOT may request some changes. He also added the City may be looking at modifications to certain portions of the plan. Mr. Levesque clarified that the plans may need to be amended; however, the purpose of tonight's meeting is solely to extend the approval date, and no changes are being requested at this time. He added that the general concept of the project would remain the same. Chair Carellas stated he was in favor but would also like to see the site is cleaned up.

Member St. Hilaire MOTIONED, seconded by Member Salois, to grant a 12-month extension for 21-33 Southampton Road. All in favor. Planner Vinskey confirmed the new expiration date would be 4/6/27. Mr. Levesque stated he would address the condition of the building and speak with Mr.

- Designation of Commissioner to the Pioneer Valley Planning Commission

Chair Carellas stated that Member Bowen has volunteered to be the representative to the PVPC (replacing Member Salois). Member Magarian then MOTIONED, seconded by Member Salois to appoint Member Bowen as PVPC Commissioner. All in favor.

➤ ANNOUNCEMENTS /FUTURE AGENDA ITEMS

None.

The meeting was adjourned at 8:10.