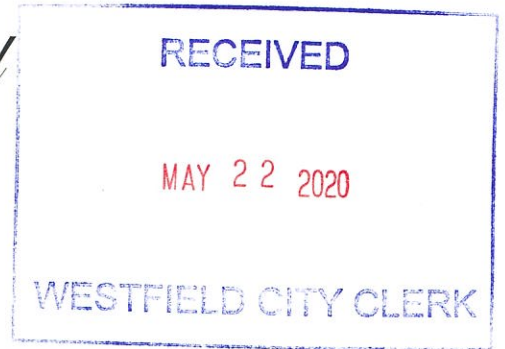




City of Westfield

PLANNING BOARD

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



February 18, 2020

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

PB MEMBERS PRESENT **STAFF**
 MEMBERS ABSENT

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

- Jay Vinskey, Principal Planner
- Christine Fedora, Secretary

A. **PUBLIC PARTICIPATION** *(on any matter not the subject of a public hearing)*
Chair Carellas asked if there was anyone in the room who would like to address the Board. None.

B. **REVIEW AND APPROVAL OF PREVIOUS MINUTES (1/7/20)**
The minutes of 2/4/20 were not available - no action taken.

C. Review of plans not requiring approval under Subdivision Control Law- None.

D. Posted Public Hearings

- Continuation – Special Permit/Site Plan/Stormwater Permit Amendment – 141 Springfield Rd. (Walmart) – add grocery pick up

Perry Petrillo, Architect, described their response to December comments: specifically, adding a truck/car barrier in the form of a double swing lockable gate (showed example picture). He noted the key box can be coordinated with the Fire Dept or Board. They also added added/adjusted signs, markings. It was No alcholo pickup

Member St. Hilaire requested additional sign clarification at truck entrance, that there is no exit.

Members Salois, Crowe and Carellas noted the site was sufficiently cleanup up, no errant trailers in parking lot. Members Goyette expressed satisfaction with the added gate.

Chair Carellas asked for any public comments? None.

He asked if a no alcohol delivery condition was acceptable? Applicant was agreeable, also noting it is restricted by Mass. law. Carellas confirmed the operation hours will be 7am-8pm. Store Manager Jessica Overzed stated mostly groceries will be delivered, but some other items being added

Board discussed whether hours should be limited by a condition.

Member Crowe wanted to emphasize no trailers in the parking lot. Vinskey noted it is already a condition in the original s[pecial permit.

The Board reviewed the conditions: no alcohol, no outlet sign; they decided hours should not be restricted by the permit.

Member Magarian motioned, seconded by member Goyette, to close the hearing. All in favor. The Board reviewed draft decision:

Findings

The scope of this amendment concerns the addition of an online grocery pickup area to the approved site plan. Having reviewed this change, the findings described in said original decision are hereby reaffirmed.

Special Conditions

The conditions described in said original decision shall remain in force, EXCEPT Condition #4(b), which shall be replaced with the following:

- b. *the approved plans, entitled:*
 - (1) *"Site Development Plans for Proposed Walmart Expansion Store #2174-07" prepared by Bohler Engineering, sheets T-1, T-2, ES-1, ES-2, ES-3, C-2, C-3, C-5, C-6, D-1, D-2, D-3 dated 10/25/2011 and sheets C-1 and C-4 dated 6/1/2012, and as modified by*
 - (2) *"Walmart 2019 Pickup LC" prepared by Perry M. Petrillo Architects, PC, sheets C1, SP1 & SP1.1 revised 1/16/20 & A2.0 dated (date); gate locking/unlocking mechanisms/procedures shall be coordinated with the Fire Department.*

Plus the 2 added conditions.

Member Crowe's seconded motion to approve the Special Permit was taken by roll call vote:

St. Hilaire	-	Yes
Bowen	-	Yes
Magarian	-	Yes
Goyette	-	Yes
Crowe	-	Yes
Carellas	-	Yes
Salois	-	Yes

It was previously noted that McEwan and Puza were ineligible.

The Board thanked WalMart for addressing their concerns.

E. Other Business

- Street acceptance as a public way: Devon Terr., Gloria Dr., Hillary Ln., Nancy Cir., Frank Cir., Rachel Terr., Hillcrest Cir.

Chair Carellas noted this was not a public hearing, but he would will accept comments. He also disclosed he has business dealing with the Devon Manor Homeowners' Association, but saw no conflict of interest.

City Councilor Bill Onyski addressed the Board, also disclosing he lives on Hillcrest Circle, a subject street. He's seeking the Board's positive recommendation; as already gone to BPW and City Engineer who both approved.

Puza asked what benefit was to homeowner. Onyski - Sometimes deed issues, no one looking to get things fixed. We have all plans documented since it went through subdivision. Goyette, Onyski confirmed it as all been signed off and properly built. Bowen asked what was the downside to City? Onyski - eventual repairs become city responsibility. May also add some Chapter 90 money.

Vinskey noted the streets have been through Subdivision Control and been signed off, so is only a street acceptance issue. Onyski mentioned it was quite an effort collecting signatures; will involve several deed transfers.

Member Puza asked about the landscape islands; would be city property? No, HOA maintains and would retain.

John Romanelli- 79 Devon Terrace, HOA,, - streets used as public way, no one wants them private.
Jim Plasse - 19 Hillary Ln - Paperwork was time consuming. Streets well-designed and in good shape.

Member McEwan's seconded motion to send a positive recommendation for acceptance to City Council was unanimously approved.

Vinskey noted the islands are shown as part of the layout on the recorded plan, so would become city property if that layout is accepted, unless somehow exempted. He also noted Councilor Onyski brought this directly to the Board, usually these requests are referred by a City Council action.

F. Announcements/Future Agenda Items

Chair Carellas reminded the Board that documents they may receive as Board members should not be freely shared with the public, as some things may be protected from public access; send any requests for documents through the Planner so that the proper public records process can be followed.

Chair Carellas and Member Crowe raised the issue of installing art/sculptures around town and suggested Planning Board may want to take a lead on spearheading this. Crowe distributed literature on a tree sculpture artist, no cost. McEwan questioned if this was more in Cultural Commission's purview rather than in the Board's. Carellas concurred but felt a Board endorsement was valuable start. Vinskey felt a case could be made that is cultural resource planning, which is part of the Board's charge, at least at the big picture level. It was decided that this topic would be added to the March 17 agenda for discussion.

Motion to adjourn at 8:01. All in favor.

