



City of Westfield

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

February 21, 2023
City Council Chambers

PB MEMBER PARTICIPANTS
 MEMBERS ABSENT

STAFF

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

Jay Vinskey, Principal Planner
 Christine Fedora, Secretary

Chair Carellas opened the meeting at 7:01.

- A. Public Participation (on any matter not subject to a public hearing)
Chair Carellas asked if anyone would like to address the Board. None.
- B. Review and approval of previous meeting minutes. (02-07-23)
Member Crowe MOTIONED, seconded by Member Magarian to approve the minutes of February 7. All in favor.
- C. Review of plans not requiring approval under Subdivision Control Law. None.
- D. Public Hearings (and possible deliberation and decision)
Prior to opening the public hearing Chair Carellas explained the process and parameters.
 - Continuation - Special Permit - Flag lot - 994 Western Avenue

It was stated that the applicant submitted a request to withdraw their application without prejudice. Member Magarian MOTIONED, seconded by Member Bowen to allow the withdrawal without prejudice. All in favor.

- Continuation- Site Plan Approval – Building reuse – 227 East Main St. & 6 Mainline Dr.

Presenting the proposal was Rebecca Li of R. Levesque Associates, with applicant Ruth Aborjailly. The applicant has submitted materials, updated plans addressing the Board’s concerns. They have also received approval from the Conservation Commission. Parking has been tweaked, trees, trash receptacles, additional plantings, bike rack, proposed right turn only sign.

Planner Vinskey reviewed the ordinance requirements regarding trees. The ordinance requires 10% of the trees be within the front yard, but the trees are further into the site. He further noted this is a redevelopment of the site so the Board can decide the degree of regulations to apply. He also felt sugar maples were not a good choice here. Ms. Li stated they could change it. Also mentioned were the existing trees between the child care center and garage to be removed - Ms. Aborjailly pointed out the vegetation area. Chair Carellas stated he just wanted to make sure it would not be a feeling of a concrete jungle.

Chair Carellas invited public comment.

Ryan Hurley – asked what the projects name is? Reuse of 227 E Main Street

Chair Carellas inquired about the sidewalk? Ms. Li responded they will coordinate with Mass D.O.T. Planner Vinskey further noted another comment was a sidewalk going into the site. Ms. Li stated they could add that sidewalk.

Member Crowe inquired about the lighting? Ms. Aborjailly stated she did not see this as a night use.

The Board reviewed the draft decision and the conditions were read; it did not advance a draft condition to require trees in front yard area.

Member McEwan MOTIONED to close the public hearing. Planner Vinskey stated the applicant may want to withdraw the 6 Mainline Drive parcel from the application, as are no changes being proposed there.

Ms. Li requested the Planning Board allow withdrawal of the 6 Mainline Drive portion from the application. Member Magarian MOTIONED, seconded by Member Bowen to so allow.

Member Bowen seconded the motion to close the hearing. All in favor.

Member Magarian MOTIONED, seconded by Member Bowen to approve the site plan for 227 East Main Street, as discussed.

Member Crowe	-	yes
Member McEwan	-	yes
Member Magarian	-	yes
Member Goyette	-	yes
Member Bowen	-	yes

Chair Carellas - yes
Member St Hilaire - yes, involving the Mullin Rule

- Site Plan Approval/Stormwater Permit- Self-storage facility - 0 Cycle St. (Parcel 21-32-1A)

Presenting the proposal to the Board was Rebecca Li of R. Levesque Associates, as well Mr. Gary Dayharsh. Subject property is Cleveland Avenue/Cycle Street, 16.5 acres but only 8.3 acres will be utilized. She proceeded to show the existing site plan and identify the location of the previous Columbia Mfg. facility. There are 2 wetlands on site and have filed with ConComm. Property is zoned Ind. A for the most part, the portion that is Res C1 will not be developed. Proposed layout is for 10 storage buildings, varying in size, entrance off corner of Cleveland Avenue and Cycle Street. There will be an office building associated with the facility with parking for prospective patrons; also a fence will surround entire site, will be controlled by automated access gate at front. This meets the dimensional requirements, meet size frontage setbacks building coverage requirements. The grading plan was shown; drainage design was then shown, utilities new water, gas electric and sewer. Storage buildings will have wall pack lights. They are working on a photometric plan for the Board. The landscaping plan was shown, there will be trees and shrubs at the entrance. Additional plantings and buffering between the site and residential zone is being addressed. Ms. Li verbally responded to the comment memo from Planner Vinsky.

1. (By-right use) Understood
2. Confirmed area within property zoned C-1 will not be utilized for active industrial and storage use, only item is a Stormwater basin
3. Drive aisle width are more than wide enough to accommodate req'd parking
4. (Vehicle turning analysis) Agreed, working on that.
5. Driveway needs to be shifted 10 feet to the east,. Pylon ground sign will be placed at entrance to ensure passersby know self-storage facility and not the street.
6. (Emergency gate access needed) Understood.
7. Added guardrails along site where steep slopes are
8. (Grading error, specificity needed) Understood
9. Guardrail will be extended to deter snow plow from pushing into infiltration and wetland areas.
10. (Outdoor storage?) Areas being contemplated for now snow storage acres
11. Will proposed ground mounted pylon sign at entrance will provide once finalized
12. (Hazardous materials, restrictions?) Understood
13. Shifted driveway by 10 feet, public shade tree can remain intact
14. Planting buffer strip will be added to northern side along berm, fence and also adding landscaping buffer. Added vegetated buffer along north side of property and will continue along where RC 1 meets with RC district. Planting trees will be 6 -8 feet.
15. Planning on replacing Japanese maples with red maples.
16. Adding 2 additional trees along frontage within C-1 zone.
17. (Photometric missing) Understood, working on that, will provide.
18. Do not have final building plans, once have will pass along. One story self-storage. (Unit count?) Buildings 40 feet wide, 10 x 20 units.
Gary Dayharsh - designed to move interior partitions around, flexible units 5 x 10 to 10 x 40, average size hundred to 150 s.f. range, could be 400 units.
19. ANR plan will be forthcoming
20. Filed with conservation commission and presented one set at their meeting.

Member Magarian inquired if they are for people or businesses? Mr. Dayharsh replied they would be used for both. There will not be businesses operating out of there, no power will be in the units; business or contractor storage maybe. The average usage would probably be 80%- 20% in favor of homeowners. Average number of trips to the units? Mr. Dayharsh replied he has a unit near his home and he's been there 4 times in 2.5 years, no one else seems to be there when he goes there. Mr. Dayharsh replied he normally does not see everyone coming every day, he further felt this is the least intense traffic generators. If it was a warehouse, there would be more traffic.

Hours? 7AM - 10 MP, could limit to 7 - 9 possibly.

Crowe asked if lighting would be on the buildings? Mr. Dayharsh replied the idea is to light around the buildings, not the neighborhood. Lights will be on from dusk to dawn and will be dimmed down. The site would be manned during the business hours.

Access how work? There would be a code given to the people to get in. Access after hours? No, they will be limited to whatever the hours are. It will be totally fenced and the gate will be locked. St. Hilaire asked if the buildings were climate controlled? Some. How to keep noise out? Heat pumps which are pretty quiet, would have a condenser mounted on the roof of the buildings.

Member McEwan felt the Board should have a type of color scheme so the Board can see what they're approving as well as roof lines. He further asked about stacking of cars waiting to get into the facility. Mr. Dayharsh replied that can occur but not in great numbers, he felt there is enough room for a half dozen or so.

Member Bowen asked if there would video cameras. Yes.

Discussion regarding the types of materials that can be stored. A list of prohibited materials that cannot be stored. Yes. Ms. Li replied it was the same as the self-storage facility near the aquifer, nothing flammable, hazardous or caustic will be permitted. No plans for outside storage at this time.

Public comments? Questions of fact.

The following members of the public asked questions. Chair Carellas stated he would collect and present the questions to the applicant following their questions.

Kimberly Hatch	28 Cleveland Avenue
Ronald Gulsvig	25 Cleveland Avenue
Valerie Dupuis	29 Cleveland Avenue
Samantha Gulsvig	25 Cleveland Avenue
Don Jaszek	40 Lozier Avenue

The Applicant's responses to the questions posed by the members of the public:

- Fencing will be 6 foot chain link. Vinyl coated.
- Traffic studies were not done.
- Video cameras on the outside of the units, nothing inside units. Cameras monitor who comes in and who leaves, the recordings are kept on site for 30 days, not sent to the cloud.
- Units locked from the outside.

- During business hours someone is on site, part of job to walk around, check locks/security.
- No power to units, no drug labs. Part of staff job is to make sure no one living there.
- Buildings less than 10 feet tall, lights would be mounted about 9 foot tall.
- Light poles at entrance driveway only.
- Lights will be sharp cut off lights, don't project over property line. Light will not be shine at them.
- Ground sign- did not think that far ahead. If they do get one it will not be neon or bright.
- Steps to protect wetlands- have filed a NOI with Conservation any concerns they may have in regards to isolated wetlands will be addressed.
- Protection of pedestrian and kids, can't control what people do when not on their property that is police job to watch out for speeding and parents to watch out for their children, project itself is allowed by right.
- Noise pollution- not sure what would generate noise, storage doesn't make noise, some cars or trucks coming and going, won't be noise on site. Heat pump will be on the building, very small, quiet.
- May be able to get information on how many trips are generated for a typical storage unit.
- Chemicals and items that shouldn't be in the units are in rental contracts, there are cameras showing what's being putting in unit and taken out, don't go in once after locked.
- Security 24 hours, no manned security, one person during business hours.
- Don't know if people left if unit locked and not on site assume they have left; unit locks on outside.
- Toxic waste on site if find how handle? Terminate contract and demand be removed by the tenant and if didn't happen report to authorities.
- Maximum number of units would be about 500 but don't expect that many.
- Alternative entrance? - not sure where it could come from.
- Robert Bacon is the managing LLC partner.
- Hours 7AM- 9 or 10 P.M. employee on site while open.

Chair Carellas noted the Board understands it's a quiet neighborhood, the Board's goal is to preserve quality of life, but all the Board can do is control how site plan developed.

Kimberly Hatch - Asked about existing waste by the bike path, plan on doing about it? Why haven't looked into other entry point, she also inquired about the toxic waste questions. Mr. Dayharsh replied when they start developing and find things that aren't supposed to be there they will stop the project until cleaned out, he further noted the entire project has been looked at by the EPA, this portion has been deemed clean, there are monitoring wells in this portion. They were put here to monitor any pollution that could possible come to the site, they don't expect to find any pollutants on the site.

Don Jaszek gave Planner Vinskey a map of the monitoring wells to review; asked that it be returned.

Valerie Dupuis- Who fixing streets and sidewalks? Chair Carellas stated it would be the City's responsibility.

Samantha Gulsvig questioned the power that will be at the units? Chair Carellas clarified the power is for the outside of the units, not the inside of the units.

Member Crowe asked for plans, security lighting, what buildings would look like. Member Crowe suggested moving the opening hours from 7 to 6 to avoid stacking of contractors. Ms. Li suggested a trial period and then adjust hours accordingly. Member Bowen suggested to give them permission to start at 6 and they could open at 7 if they wanted.

The Chair asked for anyone wanting to speak for or against, starting with any City Councilors.

Richard K. Sullivan, Jr. 29 Wildflower Circle, member of Council- - spoke on behalf of Councilor Ralph Figy who is out of state. He read a letter from Councilor Figy. The letter stated there was a community meeting held at the Slovak Hall, 40 neighbors came to discuss a proposed zone change for the neighborhood, everyone was in opposition and became organized to stop the change. Following the meeting a subsequent meeting was held with Mr. Levesque and Councilor Figy, at that meeting it was agreed that the zone change would be withdrawn.

During the meeting possible conditions were discussed and Councilor Figy will be contacting the traffic commission to investigate the possibly of reducing the speed limits on the neighborhood streets to 25 mph and other possible changes.

Chair Carellas suggested asking Councilor Figy to consider putting in speed bumps. Councilor Sullivan disclosed his son and daughter-in-law attended that meeting; they also asked in for a 4 way stop.

Planner Vinskey mentioned the Board had another email comment on the share drive (Karen Orell, 8 Cycle Street).

Kimberly Hatch- small business owner. Voiced her concerns regarding the project, speeding down the street. Property value impacts, light pollution, elevated bike path.

Alex Liptak- 28 Cleveland Avenue- Family owned house for many years, grew up on Cleveland Avenue, they all worked at Columbia. Speeders up and down the street, opposed to it.

Don Jaszek - Please don't let this happen to our neighborhood.

Chair Carellas noted this is a by right use, all the Board can do is control the site plan.

Ronald Gulsvig- Opposed to this, he felt this doesn't belong in residential neighborhood, understands it is a by right use. Could be substantially more units than said.

Samantha Gulsvig - Opposed. Has worked with homeless people; problem is bad now. Westfield does not need more storage units; others are not in residential areas, crimes occur at these facilities. 24-hour security needed. Credit checks? 7AM opening too early.

Member Bowen suggested maybe an 8' fence with barbed wire on fencing.

Darryl Seaha -14 Cleveland Avenue -Ponders Hollow Road is a mess, but felt this could be another access to the property, if repaired.

Ms. Li requested a continuance for visuals and questions to be addressed, camera locations.

Member McEwan felt a clarification as to what is the use? Is a warehouse allowed by right? Is a contractor yard by special permit by council? Is self-storage for personal belongings only? Would self-storage fall under warehousing?

Planner Vinskey read the definition of warehousing, including storage buildings. Bus. B by special permit, Ind. A by right. Member McEwan felt this could have a big impact on the neighborhood.

Chair Carellas thanked everyone who showed up, appreciates comments, concerns, questions. He confirmed the applicant heard the questions and comments. He stated he's been down there a number of times and has been struck by interesting dynamic, the goal to keep this quiet.

Chair Carellas stated the Board has a request to continue to March 7, 2023. Member Crowe MOTIONED, seconded by Member Magarian to continue to March 7. All in favor.

E. Other business

- Street acceptance petitions Caitlin Way Janelle Dr. & Jeanne Marie Dr.

Planner Vinskey informed the Board there are 3 street acceptance requests being petitioned to be public ways, long closed out from subdivision control. He stated they received the petition only, but referred the Board to the layout plans he found and placed on the share drive. The Council will be looking for the Board's recommendation as to whether they should be accepted as public streets Member Crowe MOTIONED, duly seconded, that the Board recommend street acceptance. All in favor.

F. Announcements

- Master Plan Update

Vinskey stated they are continuing on drafting goals and actions on the plan. Looking at late April to present a draft plan.

Member Magarian MOTIONED, duly seconded, to adjourn at 9:08. All in favor.