



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

May 5, 2020

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the City of Westfield Planning Board was conducted via remote participation. Specific information was provided on the City of Westfield website at www.cityofwestfield.org. For this meeting, members of the public who wished to listen to the meeting were advised to do so by tuning into Channel 15 or online at westfieldtv.org. No in-person attendance of members of the public was possible.

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

A. Call to order.

Chair Carellas called the meeting to order at 7:00 and took a roll call vote of members in attendance.

William Carellas	-	present
John Bowen	-	present
William Goyette	-	present
Raymond St. Hilaire	-	present
Bernard Puza	-	present
Cheryl Crowe	-	present
Richard Salois	-	present
Jane Magarian	-	absent
Philip McEwan	-	absent

B. **REVIEW AND APPROVAL OF PREVIOUS MINUTES**

Member Crowe MOTIONED, seconded by Member Salois to approve the Minutes of March 17, 2020.

By Roll Call Vote:

Richard Salois	-	yes
Cheryl Crowe	-	yes

Bernard Puza	-	yes	
Raymond St. Hilaire	-	yes	
William Goyette	-	yes	
John Bowen	-	yes	
Chair Carellas	-	yes	Motion passed.

C. Review of plans not requiring approval under Subdivision Control Law

- watwater296 Buck Pond Road, Parcels 273-1,-4 Pasquini

Planner Vinskey noted the plan has adequate frontage length on both Dox Road and Buck Pond Road. There was some discussion about the parcel of land remaining (not a building lot). In response to a question, Planner Vinskey further noted any work proposed require Conservation approval if near pond. Member Crowe MOTIONED, seconded by Member St. Hilaire to approve the ANR. By Roll Call Vote:

Chair Carellas	-	yes	
John Bowen	-	yes	
William Goyette	-	yes	
Raymond St. Hilaire	-	yes	
Bernard Puza	-	yes	
Cheryl Crowe	-	yes	
Richard Salois	-	yes	Motion passed.

D. Posted Public Hearings

- None
-

E. Other

- 798 Airport Industrial Park Road

Darren Andrews gave a brief summary of the company, Advanced Aerospace, seeking to operate at 798 Airport Industrial Park. Use would be light assembly of industrial and aerospace parts for commercial and military applications currently employing 6 with a maximum of 20 employees.

Mr. Andrews addressed condition #7 of the previous special permit (for the building addition) stating that paints, hazardous materials were prohibited. Most of the work is assembly and is done in a very controlling atmosphere. Down the road there may be small amounts of painting desired.

Planner Vinskey noted the decision has to stay with the property until the Board agrees to an amendment, which will require a new public hearing. The site is in the aquifer. The restriction was put in place since a different user was proposed at that time, and they were not going to be using paint, so was not an issue.

Mr. Andrews was seeking commitment that they could change the condition in the future, when/if they sought to undertake painting operations. While the Board made clear it cannot make a commitment now for allowing that change, members were not opposed to considering it if it were formally proposed.

Planner Vinskey felt the Board should focus on the following question right now: They are coming in as an aerospace company rather than a door/window hardware company; they stated they will comply with all the conditions, so will the different use constitute a minor change?

The Board discussed and felt this can be considered this a minor change, specifically noting there is no change to condition #7. Member Crowe MOTIONED, seconded by Salois, the foregoing.

Chair Carellas	-	yes	
John Bowen	-	yes	
William Goyette	-	yes	
Raymond St. Hilaire	-	yes	
Bernard Puza	-	yes	
Cheryl Crowe	-	yes	
Richard Salois	-	yes	Motion passed.

The Board further noted if the applicant were to come back with a proposal for the use of paint, it would have to be airtight and detailed, considering this is located over the aquifer. Mr. Andrews reassured the Board there will not be any painting until they come back to the Board for further review.

-
- 330 E Main Street (Big Y gas) – review of changes to approved access, lighting

Planner Vinskey informed members of the revisions that Mass DOT required from the approved site plan (updated plans had been distributed). The changes involved the driveway entrance, widening/adding of an island and sidewalk connection.

Member Salois felt it looked like an improvement to the approved plan, he felt the changes should be considered as minor changes. Members agreed and felt the revisions to the plan were an improvement. Member Salois MOTIONED, seconded by Member Crowe to accept the changes as minor. By Roll Call Vote:

Richard Salois	-	yes	
Cheryl Crowe	-	yes	
Bernard Puza	-	yes	
Raymond St. Hilaire	-	yes	
William Goyette	-	yes	
John Bowen	-	yes	
William Carellas	-	yes	Motion passed.

-
- Authorization for Principal Planner to sign Board decision, ANR's

The Board discussed and felt it would be beneficial to have the Principal Planner (Jay Vinskey) able to sign the Board's decisions and ANR's during the current state of affairs. Such motion was made, seconded and declared unanimously passed.

-
- Municipal Vulnerability Preparedness Planning Update

Planner Vinskey informed the state grant-funded Municipal Vulnerability Preparedness planning is underway; workshops with stakeholders will be starting. He stated the Planning Board was a stakeholder and asked Chair Carellas if he would want to represent the Board, or if someone else would; also Member Crowe was identified as a Hampton Ponds neighborhood stakeholder. Chair Carellas and Member Crowe agreed to participate. Planner Vinskey also noted June the 16th Board meeting will be reserved for the MVP public listening session presentation, where consultants would present the findings.

-
- Discussion of future public hearing procedures

Planner Vinskey informed the Board it has hearings scheduled for May 19. The Governor's order will be expiring on May 18, he felt there still may be a ban on gatherings resulting in holding future meetings remotely.

He further noted that the 19th was a rescheduled election day and there also a special permit application that he scheduled then. It has to be changed because special permit hearings cannot be held on election days, and the Chair can now reschedule that himself; June 2 was agreeable. The other hearings are zoning amendments and a site plan, which can all be conducted during elections. Vinskey noted that during remote public hearing process all materials have to be made available to the public, via website. Member Salois felt if there are problems with a remote hearing, it can always be continued.

F Announcements/Future agenda items

Planner Vinskey informed the Board it received a MEPA ENF for the Big Y gas project. Also, correspondence has been received from University Housing on Washington Street informing the Board of a change of ownership, per their condition. So noted.

The meeting was adjourned at 7:45