



# 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 19, 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](http://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](http://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 - absent  
Bernard Puza - present  
Cheryl Crowe - present  
Richard Salois - present  
Jane Magarian - present  
Philip McEwan - absent

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

Member Crowe MOTIONED, seconded by Member Salois to approve the Minutes of May 5, 2020.

By Roll Call Vote:

Richard Salois - yes

Cheryl Crowe	-	yes
Bernard Puza	-	yes
William Goyette	-	yes
John Bowen	-	yes
Chair Carellas	-	yes

---

C. Review of plans not requiring approval under Subdivision Control Law  
No ANR's for review.

---

D. Posted Public Hearings (*and possible deliberation & decision*)

Chair Carellas announced the means for public participation. Motion was made, seconded and unanimously approved to alter the agenda order to hear the Site Plan/Stormwater for 230 Southampton Road for a commercial development.

Representing the petitioner John Beltrandi was Robert Levesque of R. Levesque Associates.

Mr. Levesque explained the applicant proposes to raze the existing single family home located on 230 Southampton Road it which was previously the Trant homestead. The applicant is proposing to construct a 3,100 s.f. office building and a retail/restaurant building for 3 prospective tenants. There will be 42 parking spaces he further noted the use that will be located off Sunset will be office space, a less intense use.

Mr. Levesque briefly reviewed the revised plans (screen shared) and showed the front exit had been shifted to the north to accommodate the abutters driveway. Member Magarian inquired if by moving this did they lose any of the parking spaces? Mr. Levesque informed her the parking has just been shifted.

Chair Carellas inquired about the loading dock for Latkas? Mr. Levesque showed her the curb cut location, later corrected by Mr. Vinskey.

Member Salois voiced concerns regarding the pavement width at the rear (20'); would that be enough room? Mr. Levesque stated it meets the standard for one way traffic. Member Salois also voiced his concerns regarding the space and asked how they would bring materials in? Mr. Levesque further added if this would be a show stopper he could change it to accommodate the concerns.

Planner Vinskey didn't think it's out of the design standards and generally prefers narrower ways to slow traffic; he further noted the typical subdivision road width is 24 feet, for reference. Members Puza, Magarian, Goyette and Carellas stated no problem with the 20 foot.

Chair Carellas inquired if all the buildings would be done at the same time? Mr. Levesque stated he anticipated they won't be done at the same time. Mr. Beltrandi felt they would be doing the Southampton Road site first but he does have interest in both sites at the same time.

Chair Carellas inquired if he had spoken to the abutter regarding the driveway? Mr. Beltrandi noted he spoke to Mr. Small and he was fine with it. Mr. Levesque further noted he spoke to MassDOT., the permits have been reviewed but he doesn't have approval yet.

Member Magarian asked if there are 3 exit lanes to Southampton Road and only one entrance. Mr. Levesque added he was correct.

Mr. Levesque then reviewed the grading, drainage, catch basins, landscaping. He also noted he would like to put in a pylon sign and he would be submitting that to the building department.

Member Magarian noted on the back side there will be a 6' vinyl fence, how much space will be between the bypass? Mr. Levesque noted it would be about 2.5 - 3 feet.

Planner Vinsky noted there is a 20' planted buffer needed, but the Board can waive the requirement for the if they feel the fence is o.k. as a substitute. The Board discussed adding some plantings along the rear fence.

Public Comments?

Clyde Small, L & S Memorials noted the new plan was agreeable and doesn't impede his entrance to his property.

Member Magarian noted she was happy with the overall plan.

Reviewed the drafted decision, the Board voted on the following conditions and findings:

Conditions

1. *The site shall be developed and maintained in accordance with the approved site plan prepared for Mercer Island Realty, Inc., sheets C-1, C-2, C-8, D-1 and D-2, dated 2/20/20; and sheets C-3, C-5 through C-7, D-3 revised 3/16/20, along with and as modified by sheet C-4 revised 5/19/20, as prepared by R Levesque Associates, Inc. (Project #180612), signed and sealed by Robert Levesque, R.L.A. or Filipe Cravo, P.E. (as may be amended herein).*

*After expiration of the appeal period, a paper and a digital (PDF) copy of the site plan, incorporating any modifications herein conditioned shall be submitted to the Planning office prior to making application for a building permit or commencing the subject site construction.*

2. *As offered by the applicant, house-side shields (to minimize viewing of the lighting element from nearby residential properties) shall be added to at least 3 pole-mounted fixtures: on the pole at the Sunset Drive frontage and on the 2 poles behind the buildings and located along the property perimeter.*
3. *To strengthen the residential buffer, at least 4 tall-growing evergreens shall be installed and maintained along the rear fence, in the area near the driveway curve behind the office building.*

Standard Stormwater Permit Conditions

4. *(Pre-construction) No work shall commence until a pre-construction conference has been held between the applicant/owner, the contractor, City Stormwater Coordinator (DPW) and other appropriate city officials and project personnel. Where applicable, a copy of the Notice of Intent to comply with the EPA's NPDES*

Construction General Permit and evidence of the EPA's receipt/authorization shall be provided at that conference.

5. (Post-construction) Upon completion of construction, and prior to applying for or being issued a final Certificate of Occupancy from the Building Inspector, the applicant shall provide the Board with an "as-built" record plan and a written statement from the project engineer, with his/her professional seal affixed, certifying that all work has been done in accordance with the approved plans and applicable conditions of this approval, or otherwise noted, and that stormwater management system is functioning as designed, including any supporting evidence. The Board reserves the right to require a performance bond to ensure that outstanding issues are suitably addressed. Occupation permits will not be granted until corrections to all stormwater practices have been made and accepted.
6. (Maintenance & Inspections) Maintenance of the stormwater management system shall be in compliance with the submitted "Long-Term Operation & Maintenance Plan" dated 2/20/20 prepared by R Levesque Associates, Inc. Inspection reports, completed not less than once annually, shall be submitted to the City Stormwater Coordinator (DPW).
7. (Administration) This Stormwater Management Permit approval grants no relief from any other requirements of the City of Westfield stormwater ordinance, including performance standards, operation, maintenance, inspections and enforcement. The City Stormwater Coordinator is hereby authorized to serve as an agent of the Board in the administration of this component of this permit.

### **Findings**

In reviewing the site plan, the Board found that (1) The site is in conformance with the intent of the underlying district and does not take precedence over other specific provisions of the Ordinance; the Board waives the 20' landscaped buffer requirement, as the fencing proposed is a suitable substitute. (2) All buildings, structures, uses, equipment and materials are readily accessible for police and fire protection, as the plans have been submitted to, and not been objected to, by public safety Departments; (3) Adequate off-street parking and loading spaces exist to prevent on-street and off-street traffic congestion; all parking spaces and maneuvering areas are suitably identified and meet standards; and pedestrian and vehicular circulation is sufficiently segregated to ensure safe pedestrian movement within and adjacent to the property. (4) Pedestrian access routes do not create traffic hazards and are: adequate in width, grade, alignment and visibility; are an adequate distance from street corners, places of public assembly and other access ways; and are adequately designed for safety considerations. (5) General landscaping of the site complies with the purpose and intent of this ordinance; existing tree retention is not practical; parking, storage, refuse containers and service areas are suitably screened during all seasons from the view of adjacent areas and the street by way of location. (6) The lighting of the site will be adequate, but not excessive, at ground level for the protection and safety of persons in regard to pedestrian and vehicular circulation;

(7) all utility systems are suitably located, adequately designed and properly installed to serve the proposed uses, to protect the property from adverse pollution; More specifically, and following the City Engineer's review, the Board found: (a) stormwater management and erosion and sediment control measures are consistent with the purposes and objectives of the Stormwater Management Ordinance (Chapter 16, Article II, Division 4 of the Westfield Code of Ordinances); (b) the stormwater management plan meets the performance standards described therein; (c) the erosion and sediment control plan meets the design requirements (d) and will adequately protect the water resources of the community and is in compliance with the requirements of the Stormwater Management Ordinance. Additionally, (8) No sensitive environmental land features such as steep slopes, and large rock outcroppings, public scenic views or historically significant features on the property will be impacted. (9) The location, design and size of proposed buildings as well as the nature and intensity of the uses involved or conducted in connection therewith, are in general harmony with the adjacent residential neighborhoods and commercial thoroughfare.

By Roll Call Vote to approve:

Richard Salois - yes  
Cheryl Crowe - yes

Bernard Puza	-	yes	
William Goyette	-	yes	
John Bowen	-	yes	
Jane Magarain	-	yes	
Chair Carellas	-	yes	Motion passed

- Zoning Map amendment – 150 Tannery Road – Rural Residential to Residence B

Planner Vinskey informed the Board the petitioner was not on the video/ phone. He further noted the City Council held their meeting on March 5, it's getting close to the 90 days and the Council has not done anything. He further noted this is for just a recommendation to the Council.

Member Magarian felt this is spot zoning, there is no guarantee they will do what they say they want to do, once the zoning is changed they can put whatever is allowed in that zoning district. Members Bowen, Salois, Goyette agreed with Member Magarian. Member Puza also agreed and felt the Board should send a negative recommendation to the Council, which was unanimously voted.

- Zoning Ordinance Amendments (petitions of the Planning Board ) – to require:
  - A special permit for any Marijuana Establishment within 500 feet of a park

Planner Vinskey noted this was adopted on April 16; Council added language to specify the rail trail as a park, but here was no change in the substance to the proposal. Member Goyette thanked Member Bowen for spearheading the change.

- More detailed site information, including grading, as part of the building permit process.

Planner Vinskey informed the Board it was his understanding this was adopted as drafted. He also noted the Board does not need to do anything on the zoning amendments

E. Other Business

- Angelica Estates Subdivision – status update

Planner Vinskey informed the Board the developer is seeking to finish some grading corrections at the detection basin in mid-summer – that is the only physical working outstanding. The City is currently holding about \$72,000.00. Chair Carellas asked if the City is holding enough funds to complete the work? Planner Vinskey felt there should be enough.

F. Announcements

Planner Vinskey informed the Board the special permit scheduled for 66 S. Broad Street has been rescheduled to June 2 due to the rescheduled election today.

Member Crowe gave a brief summary of the Westfield Arts Works. They are before the Park & Recreation Commission for their June meeting. She also noted they are in the process of putting a mural at the bike trail at Taylor Avenue & Hedges Avenue, and may wish to discuss art planning with the Board at a future meeting.

Cheryl MOTIONED, seconded by Member Goyette to adjourn at 8:22, and it was unanimously voted.