



MINUTES OF LEGISLATIVE AND ORDINANCE COMMITTEE MEETING
WESTFIELD, MA
TELECONFERENCE
JUNE 2, 2021 at 5:30 PM

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 **Legislative and Ordinance Committee** will be conducted via remote participation. Specific information can be found on the City of Westfield website at www.cityofwestfield.org. For this meeting, members of the public who wish to listen to the meeting may do so by tuning into Channel 15 or online at westfieldtv.org. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the City's website an audio recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Join Zoom Meeting

<https://cityofwestfield-org.zoom.us/j/83788145597?pwd=ejRaZ0tnaGozSE00K2ZBN2VHM0ViQT09>

Meeting ID: 837 8814 5597

Passcode: #Whg1j?A

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Passcode: 43406019

1. The meeting was called to order by Councilor Onyski at 5:30 PM.
2. Councilor Onyski called the Roll. The following committee members were present: Chair, William Onyski, James Adams and Michael Burns.
3. Councilor Onyski opened the meeting for public participation. There was no one present to speak.
4. Upon Motion of Councilor Adams, it was
VOTED: That the L&O Minutes of May 19, 2021 meeting be accepted.
Motion seconded by Councilor Burns
Approved by Roll Call 3-0
5. Upon motion of Councilor Burns, it was

VOTED: to Submit a Resolution for the approval of the lease of airport property over a term of 20 years for the development of three aircraft hangars with a POSITIVE RECOMMENDATION.

The vote on the foregoing was as follows:

James Adams	Yes
Michael Burns	Yes
William Onyski	Yes

Prior to the vote, Councilor Onyski informed the subcommittee that this vote was on the Resolution that would give the Mayor the authority to sign the agreement with the company that is leasing the space. Airport Manager, Christopher Willenborg explained there was a request for interest to develop three hangars on a 2 acre parcel of Airport property. The proposal came from Exit 3 Aviation, owned by long-time Westfield residents, Alex Colby and Ralph Colby who own an aircraft at Westfield Barnes Regional Airport. They are also the former owners of Tighten Tools in West Springfield. They are interested in constructing 3 Hangars -.one being 12-13,000 square feet, one 6,000 square feet and 6 small "T" hangars. He went through the process, working with the Law Department, the Airport Commission and Exit 3 Aviation to negotiate a lease agreement. As Chairman Onyski shared, under MGL Ch 90, the Airport Commission can approve a lease up to 20 years, anything over 20 year lease, requires approval of the term by the City Council, authorizing the Mayor to sign for the additional term. In this case it is two additional 10 year options for a total of 40 years. The company will be investing 3-4 million dollars. Their next steps will be to come up with a design, a site plan and go through the proper steps with the City to get it constructed. Mr. Willenborg expressed his excitement about this project. It is located by ITI/Dirats lab, in an open field, between two hangars. It will be a great addition to the current facility, bringing in aeronautical activity and increasing revenue for the City.

Councilor Adams asked if the 20 year with two 10 year options was a normal long term lease. Mr. Willenborg confirmed that this is a common lease based on the investment they're making and that both himself and Attorney Meghan Bristol reached out to the FAA to confirm a 40 year lease was okay. Councilor Burns asked if the ramp would have to be built out any further. Mr. Willenborg informed the committee that as part of their lease agreement, Exit 3 Aviation is building their own ramp around their buildings that will tie into TaxiWay Alpha 1. Councilor Burns asked if this project would affect any of the existing hangars that are leased out now. Mr. Willenborg explained that all the current hangars are full. There is a waiting list for Hangar space at the Airport and this will fill a demand. Exit 3 Aviation has reached out to surrounding airports in CT, MA and NH as well, looking for additional business. This project will give them a way to bring in more aircraft and revenue.

Councilor Adams asked how this started and if this was a project Mr. Willenborg saw a need for and took on himself. Mr. Willenborg emphasized it was a team effort including the Westfield Airport Commission and Chairman Gonet. The Airport's Master Plan was recently updated and the layout plan identified parcels around the Airport for aeronautical and non-aeronautical development. This parcel was ready to be developed so he moved forward with his team and Tammy Teft and Meghan Bristol from City Hall to get this moving. Councilor Adams congratulated him on his hard work and extended his support for the project. Councilor

Burns expressed his appreciation to have him back at the Airport. Councilor Onyski noted the lease is for \$0.29 cents a square foot, bringing in \$29,000 the first 3 years. After that it's increased based on a formula, following the Consumer Price Index. The parcel is 2.135 acres which equates to 93,000 square feet. Councilor Onyski asked if the Hangars are going to be leased or sublet to airplane owners. Mr. Willenborg explained that one Hangar will be operated by Exit 3 Aviation's aircraft but the majority of the facility will be sub leased to aircraft owners or companies. Councilor Onyski asked what the use would be for the 12,000-13,000 square foot Hangar. Mr. Willenborg lost connection.

Upon Motion of Councilor Onyski there was a 2 minute recess at 5:42PM.

The vote on the foregoing was as follows:

James Adams	Yes
Michael Burns	Yes
William Onyski	Yes

The meeting was called back to order at 5:44PM and Mr. Willenborg returned to the meeting, participating via phone.

Mr. Willenborg answered Councilor Onyski's question prior to being disconnected. The 12,000-13,000 square foot Hangar will be Exit 3 Aviation's primary hangar - they have their own airplane and are looking at purchasing a business jet, and a few other aircraft. The 6,000 sf Hangar would have one smaller type aircraft and a turbo jet. The "T" Hangars would have single engine or twin engine propeller aircrafts. Councilor Onyski asked if there would be maintenance in the Hangars and Mr. Willenborg answered it would be strictly for hangar storage, not for maintenance. He also reminded the committee that the applicant's will have to meet storm water requirements. Councilor Onyski thanked Airport Manager, Christopher Willenborg for joining in on the meeting. Mr. Willenborg thanked the members of the L&O Committee for their time and support.

6. Upon motion of Councilor Adams, it was VOTED: the Street acceptance petitions for Angelica Drive (Ward 4) and Day Lily Lane (Ward 1) submitted by City Planner Jay Vinskey REMAIN IN COMMITTEE with a report from Councilor Burns to the full Council.

The vote on the foregoing was as follows:

James Adams	Yes
Michael Burns	Yes
William Onyski	Yes

Prior to the vote, Councilor Burns updated the committee. On March 3rd the Planning Board gave a positive recommendation to send the street acceptance petitions forward. At the last Board of Public Works meeting, the commission also gave a positive recommendation. The Engineering Department is also on board with this. Councilor Onyski informed the committee that they are now waiting for the deed to be made up and when everything is ready, they can

bring this out to the full City Council. Councilor Burns thanked Councilor Onyski for doing so many Street Acceptances in his Ward and providing guidance.

7. Upon motion of Councilor Burns, it was VOTED: that Petition (#C-259-21) submitted by the Planning Board, for a zoning amendment at Sections 1-10.1,3; 1-40.6, 4-10.3; 1-50.3,9; 6-10.4,5 relative to strengthen/codify wording regarding enforcement; extend permit validity times REMAIN IN COMMITTEE WITHOUT ACTION.

The vote on the foregoing was as follows:

James Adams	Yes
Michael Burns	Yes
William Onyski	Yes

Prior to the Vote, Councilor Onyski informed the committee that they don't have any information on this and suggested they should leave in committee until they have a review from the Law Department.

At 5:50 PM, and upon motion of Councilor Adams, it was VOTED to ADJOURN.

The vote on the foregoing was as follows:

Michael Burns	Yes
James Adams	Yes
William Onyski	Yes

Respectfully submitted,
Kaitlyn Bruce, Scribe for the Legislative and Ordinance Subcommittee

