



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

June 15, 2021

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 @

The above member attendance was taken by roll call.

A. Public Participation (on any matter not subject to a public hearing)

Chair Carellas asked if anyone would like to address the Board during the public participation portion of the meeting regarding any matter not subject to a public hearing.

Sydney Brodeur 241 Timberswamp Road in opposition to the marijuana farm. Chair Carellas stated that is on the agenda, he will have an opportunity to address the Board during that agenda item.

B. Review and approval of previous meeting minutes (5/4/21,5/18/21, 6/1/21)

Member Crowe MOTIONED, seconded by Member Goyette to approve the 5/4/21, 5/18/21 and 6/1/21 minutes.
All in favor.

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

- 22 Verona Street/Kukarchuk

Planner Vinskey stated this is a combination of 2 lots, may not actually need an ANR endorsement. He further noted the plan doesn't have the Planning Board's notation stating the

Planning Board does not make a determination regarding building lot, he stated he could add that. Member Goyette MOTIONED, seconded by Member Crowe to approve . All in favor.

D. Public Hearings (and possible deliberation and decision)

- Continuation - Site Plan/Stormwater Permit - Marijuana shop/production - 0 Medeiros Way.

Chair Carellas called on the petitioner to present the proposal to the Board. Presenting the application was Terry Reynolds from Reynolds Engineering. Mr. Reynolds reviewed the outstanding issues from the last meeting, provided a sheet presenting the pictures of the lighting as well as the wall packs.

The issues regarding the odor mitigation were addressed by Mr. Mike Albert. (Screen presentation; document previously distributed to the Board)

HEPA filtration system. He gave a brief description of how the system would work, the filters would need to be changed 3 - 5 months noting it will be very easy to change.

These are the air curtains that provide positive air pressure, they are over the doorway, it helps to maintain the heat it is also an extra layer of protection. He noted there are no regulations as of yet for the air changes.

935 CMR was then explained regarding the area of the odor. Greenhouse operations were then explained. Material Safety Sheets described; Everything is registered.

Member Goyette asked if this presentation would be made part of the application. Mr. Albert informed him it would be. Planner Vinskey noted the Board could reference this in the decision as well. Member Magarian asked if it was over the aquifer. Planner Vinskey noted it was not, but near. Member Magarian asked about the Safety Data sheet regarding areas that are not available or effects on cancer or fetuses? Member Salois also voiced concern regarding the location of the aquifer and no information regarding the effects of the iodine.

Public questions/comments?

Sydney Brodeau - 241 Timberswamp Road

Voiced concerns regarding the location of the site. Planner Vinskey noted this is not the property he's talking about; the Timberswamp Road site is not currently before the Board.

Member Puza commended the petitioner on the work they have done for the Board. Mr. Albert stated they want to be fully transparent. Chair Carellas asked if he would be comfortable with a zero odor condition. Mr. Albert asked about the condition the Board had put on the previous approval for the facility located on Apremont Way? Planner Vinskey stated the draft condition being presented is the same condition as was on the previous decision (lot line limit). After further discussion the applicant noted their location is surrounded by other buildings so he felt there would be no problem.

The Board reviewed the draft decision; Chair Carellas read some possible conditions:

1. *The site shall be developed and maintained in accordance with the approved site plan, entitled "Pioneer Valley Trading Company" sheets 3 through 11, dated 5/5/21 as prepared by T Reynolds Engineering, signed and sealed by Terrence Reynolds, P.E.; and constructed in general conformance with the submitted schematic architectural elevations prepared by the Christian Carey dated 1/25/21.*

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.

Plan Revisions

- a. *Bike Rack?*
 - b. *?*
2. *Regular or recurrent odors of Marijuana plant material, as detectable by a normal human sense of smell, beyond the property line is not permitted.*

Standard Stormwater Permit Conditions

3. *(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.*
4. *(Post-construction) Upon completion of construction, 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.*
5. *(Maintenance & Inspections) Maintenance of the stormwater management system shall be in compliance with the submitted "Post Construction Operation & Maintenance Plan" and "Long Term Pollution Prevention Plan" (included in the Stormwater Drainage Report prepared T Reynolds Engineering, dated 4/28/21). Inspection reports, completed not less than once annually, shall be submitted to the City Stormwater Coordinator (DPW).*
6. *(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.*

Mr. Albert stated there would be a bike rack. Member Salois voiced concerns regarding the Safety sheet doesn't say anything about the material and how it would affect a water source. Member Magarian read the side effects of iodine. She further noted it can be toxic if it is mixed in with other in certain solutions. Member Salois also stated he had serious concerns he felt there is too much they don't know.

Member Magarian voiced her concerns regarding the wells on the north side and that is where their concerns come from. Mr. Albert added in the testings it's been rated as 000 questions, if there were concerns it wouldn't have been awarded a 000, in order to get those ratings they go

through extensive testing's, it's been through the rigger in testing site. Member Magarian asked what the letter B means in the data sheet? Mr. Albert stated that means gloves would be required.

Member Magarian would like reassurance that long term accumulation doesn't occur? How much iodine used on daily basis? Less than a gallon a minute and depends on how hot that day, don't want to venture a guess. A liter per minute for the testing.

Chair Carellas asked members if they were ready or wanted to continue. Members Crowe , Puza, and McEwan were good to go, adding its 98% water and .025 iodine.

Member Crowe MOTIONED, seconded by McEwan to close the hearing. All in favor.

Member McEwan MOTIONED to approve the site plan, stormwater with conditions as read and amended (bike rack, reference to presentation materials)

Roll Call vote:

Robert Goyette	yes
Philip McEwan	yes
Jane Magarian	no
Rich Salois	yes
Cheryl Crowe	yes
Bernie Puza	yes
Bill Carellas	yes

- Special Permit - Intermittent/electronic message sign - 470 Southampton Rd.

Member Goyette stated he is an abutter to this project, recused himself and stepped out of the room (7:47). The Applicant was amenable to proceeding with 6 members.

Tracy Janik of Sign Techniques, Inc. informed the Board the application before the Board is to allow a replacement sign with an electronic sign with a message that changes every 3 or 5 minutes. Member Crowe asked what business it is? Payless for Oil. Kurt Chase the property is owned by Chase.

Member Magarian inquired as to the type of messages? Date, time temperature, price, jobs available . Everything business related or possibly an amber alert or community messages.

Will there be graphics? Mr. Chase replied there would be pictures, no animated cartoons. They would be stationary messages, maybe a picture attached, nothing waiving or flashing. Member Salois asked if they would be replacing the existing sign? Yes. Member Salois asked if the size would be close to the existing sign? No a little bigger 40 s.f., electron 3 x6.

Member McEwan asked if the sign they are replacing sign the TNT sign, ground sign. What going on in building briefly. Mr. Chase stated it was an office for himself and 4 staff members, he is planning on opening in the first week of July. Member McEwan stated this is a secondary sign for the main use, have to establish main use before sign, in future if plan on parking trucks there or expanding a great deal, will have to come back.

Draft decision was reviewed. Conditions:

1. *The subject sign (replacement) is approved only as in accordance with the submitted plan accompanying the application, as prepared by Sign Techniques, Inc. (5/5/21) and located as indicated on the "Special Permit Filing Plan" by R Levesque Associates (5/25/21)*
2. *Different messages may be displayed, provided none is displayed for less than 10 seconds and there is no scrolling, flashing or animation.*
3. *The illumination level shall be dimmed during evening hours, as commensurate with diminishing daylight.*
4. *The Special Permit is issued to Chase Realty Holdings, Inc. and shall lapse upon a change of its ownership, unless the same use continues operating at the property.*

Applicant affirmed they can put in self dimming mechanism.

The Hearing was closed and Member Crowe MOTIONED, seconded by Member Puza to approve.

Bernie Puza	yes
Cheryl Crowe	yes
Rich Salois	yes
Jane Magarian	yes
Phil McEwan	yes
Bill Carellas	yes

E. Other Business

- Request for special permit extension & review of changes to approved plan - 1110 (a.k.a 1116) East Mountain Rd. (for fuel storage, 9/19/17)

(Goyette returned) Tom Carlone addressed the Board regarding Comcast's previous approval that was granted in 2017. Mr. Carlone informed the Board he is here to request an extension on their previously approved special permit as well as some minor changes to the approved plan. Member Goyette inquired what the modifications they are asking for. Planner Vinskey noted the approval they received was for the fuel storage in the aquifer, the changes they are requesting is to have some of the mechanic equipment shifted. He noted there are 2 pieces to this request, the lapsed time of the permit as well as the minor change.

Member Puza MOTIONED, seconded by Member Crowe to approve the special permit time extension to July 1, 2022.

Bill Carellas	yes
Phil McEwan	yes
Bob Goyette	yes
Bernie Puza	yes
Cheryl Crowe	yes
Jane Magarian	yes
Rich Salois	yes

The second request of the applicant was to move the location of the generators to the side of the building. Members had no objection as long as construction is the same. Member Goyette MOTIONED, duly seconded to accept the changes as minor changes.

Bill Carellas	yes
Phil McEwan	yes
Bob Goyette	yes
Bernie Puza	yes
Cheryl Crowe	yes
Jane Magarian	yes
Rich Salois	yes

- Planner Authorization to sign ANRs and decisions.

Planner Vinskey explained he wasn't sure how this meeting would be held whether it would be remotely or in person that is why he added this to the agenda. The Board discussed and Member Goyette felt the Board could relieve Planner Vinskey of this assignment. Planner Vinskey noted by taking no action it would do that because the original motion was for the state of emergency (now ended).

F. Future announcements.

Future meeting dates are: July 20, 2021, August 17, 2021 and September 7, 2021. Member Magarian would not be available on July 20, Member Goyette was unsure as to August 17.

Planner Vinskey also noted by the next meeting there should be something more guidance in regards to how future meetings will be held, he noted there might be an option as to whether they would be in person or remote on zoom. Chair Carellas stated he was happy to be here in person; should continue. Planner Vinskey added as of now they have to meet in person.

The meeting was adjourned at 8:11.