



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

July 18, 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, City Planner
 Christine Fedora, Secretary

Chair Carellas opened the meeting at 7:00

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

Chair William Carellas stepped to the public podium and Vice-Chair Crowe assumed the Chair. Mr. Carellas stated he was before the room as a citizen of Westfield: Years ago the city set up television at the green; woman's world cup is now kicking off he felt it would be a great opportunity to put a screen.

B. Review and approval of previous meeting minutes

Member Crowe MOTIONED, duly seconded, to approve the June 20 & 28 meeting minutes. All in favor.

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

- None

D. Public Hearings (and possible deliberation and decision)

- Continuation- Site Plan Approval- retail/storage building- 302 E. Main St. & 23 Verona St.

Presenting the plan for Wagner Rug was Rob Levesque of R. Levesque Associates. Mr. Levesque noted they provided a revised plan that addressed the concerns raised by the City Planner. Planner Vinskey stated he did not recall receiving any new information for his project. Mr. Levesque stated he would review the plan/response letter for the Board, summarized:

- ✓ 40% of combined gross floor will be used for indoor storage
- ✓ No new paved areas are proposed at this time.
- ✓ 6-foot-high fence is proposed along a portion of the eastern boundary; waiver is being request for full 20' buffer
- ✓ Trucks will utilize the existing driveway from Verona Street to access the rear
- ✓ Replacement shade trees have been added to northwest of the proposed building.
- ✓ A "Do Not Enter" sign has been added at the entrance to Verona Street. The existing handicap parking space has been added to the revised plan.
- ✓ See accompanying architecturals
- ✓ No new signage is proposed. The site will utilize existing signage for "Wager Rug". For the proposed building, typical wall pack lighting is proposed at the building entrances. A photometric plan can be provided if deemed necessary.
- ✓ The status of the existing monitoring well on the property is unknown
- ✓ A proposed dumpster enclosure has been added to the revised plan.
- ✓ Intended loading/deliveries will utilize the driveway from Verona Street to the overhead garage door on the north side of the proposed building.

Member Salois asked if the front would be used for storage or display? Mr. Levesque noted it would be used strictly for display and the storage would be in the back building. Salois asked how they would divide up floor areas? Mr. Levesque showed plan. Member Salois felt there should be something that would show more of a separation. Mr. Levesque noted they were planning on making a wall but they could work something else out if necessary.

Further discussion regarding the retail and the storage section of the building. Should there be a walkway that would connect the buildings? Is it a safety hazard with forklifts? Mr. Levesque noted there are certain building code considerations that have to be taken into consideration. Member St Hilaire mentioned the carpet showroom on Southampton Road, you walk into the building and there are rolls of carpet, you walk to the front office and talk to them; blur between storage and retail He was comfortable with the set up.

Chair Carellas invited public comment. None.

A brief discussion regarding the loading area and, with a school being located behind them. It was noted that Christian School was purchased.

Member Crowe asked if the property would be combined as one? Correct.

Planner Vinskey asked Mr. Levesque to leave the paper plans since the Board had no record of the changes.

The Board proceeded to review/discuss the draft decision.

Member Magarian asked about hours of operation? Mr. Paolucci stated the showroom would be open Monday – Friday 9:00 – 6:00.

Planner Vinskey stated that there needs to be landscaping as part of the buffer, if there is just a fence then a waiver would still be required.

Following discussion the Board felt it would be appropriate for a hedge rather than a fence; Levesque agreed it would also be beneficial for the Conservation Commission. The Board decided on a staggered row of evergreen plantings, or at least 6’ height and 6’ spacing.

Member Bowen MOTIONED, seconded by Member St Hilaire to close the hearing. All in favor.

Member Bowen then MOTIONED, seconded by Member Crowe to approve the Site Plan with Conditions as read and amended.

Member Bowen	-	yes
Member Salois	-	yes
Member Crowe	-	yes
Member St. Hilaire	-	yes (by Mullin Rule)
Chair Carellas	-	yes

(Magarian not eligible)

- Continuation- Special Permit/Site Plan/Stormwater Permit – Self-storage facility – 109 & 121 (portion) Medeiros Way/Parcels 63R-14 & 15 (portion)

The Board being in receipt of a continuance request, Member Crowe MOTIONED, seconded by Member Magarian to continue to August 15, 2023. All in favor.

- Special Permit – Creation of a lot by infill/lot size averaging – 30-32 Park St.

Representing the Petitioner was Rob Levesque of R. Levesque Associates; application is a request for a lot reduction in the dimensional requirements within the Residence B district under Article IV Section 4-20.2 of the City of Westfield Zoning Ordinance in regards to infill and lot size averaging in order to split off the subject property into two lots for the future construction of a single family home. The area is pretty dense, he received comments from the City Planner about deficiencies in the lot size calculations.

Mr. Levesque felt the deficiencies were minor and felt the lot could be used for a single-family home which would help the tax base as well as create housing. Planner Vinskey stated the deficiencies are off by a very slim margin, the City assessors show the lot is bigger than what the survey shows making the discrepancies even less, but in any case this does not meet the letter of the ordinance. It is up to the Board to make a determination if acceptable.

Chair Carellas asked if there are any plans for the house yet? John Beltrandi replied they do not have any plans yet, he is looking to do a 2 story colonial home that will fit the current building envelope, probably a 2,000 s.f. one family home. Planner Vinskey stated the density math would not work for 2 family.

Member Salois voiced his concerns regarding pushing the envelope, it is being pushed a little bit everywhere. He noted the rules are there for reasons.

Planner Vinskey noted the proposed lot meets the area for frontage in the math. The deficiencies are in the remaining piece (2-family). Member Magarian noted the average lots in the area are smaller than the proposed lot. Mr. Levesque stated he respects Mr. Salois's opinion and concern. He felt this is a functional lot and it is pretty small, it is getting harder and harder to find lots. He felt this is a nice opportunity for market rate affordable housing.

Member Crowne felt it was interesting dealing with infills, interesting area down there, duplexes and single homes. She asked if there was space to move it back? Mr. Levesque informed her most of the houses are like this. He added they could pull it closer to the street.

Chair Carellas asked if there were questions or comments from the public? None.

Chair Carellas stated he went to the site, and he felt the mathematics was a minute issue, he felt the house is not too monstrous and felt it fits in with the rest.

Member Salois felt squeezing a very minimal amount would make it work but he felt the Board needs to be careful. It makes sense to him but he wanted to make sure it gets on the record that the parameters can't keep being pushed down. The Board cannot get to the point where they have no rules. He felt this application fits in the area. This will make a nice addition, can go along with it make sure can't keep squeezing them in.

Chair Carellas mentioned the driveway, it does not conform. Planner Vinskey noted the driveway on the remaining lot is the issue - seems to just exceed 25% of the front yard area, they could move the property line, if necessary, to fix, but the Board has accepted this type of thing previously as close enough. Carellas did not think it was an issue as it is 26% versus 25%.

The Board proceeded to review/discuss the draft decision. The findings include accepting the de minimis mathematical discrepancies. It was agreed the new house would be less than 2000 SF.

House drawings? Standard condition. Mr. Beltrandi stated he could submit plans to Mr. Vinskey for the next meeting and if needed to will come back to the Board.

Member Magarian MOTIONED, seconded by Member Bowen to close. All in favor.

Member Crowe MOTIONED, seconded by Member Magarian to approve the special permit for 30- 32 Park Street.

Member Salois	-	yes
Member St. Hilaire	-	yes
Member Bowen	-	yes
Member Crowe	-	yes
Member Magarian	-	yes
Chair Carellas	-	yes

- Site Plan Approval - Bank building - 587 East Main St. (Little River Plaza)

Presenting the petition was Robert Levesque of R. Levesque Associates. The proposal before the Board is to allow for a financial institution to be located on the front parcel on Little River Plaza, the building will be a 2,000 s.f. building, with a drive-up ATM. There was a revised plan based on Planner's comments. He has received floodplain questions from the Building Inspector and Anna from Conservation, he noted the site falls outside of the Floodplain.

Member Magarian asked if it would be for walk in service too? Yes.

Member Crowe asked if the revised plan building shifted more inward. Planner Vinskey informed her the building didn't move; the island moved on south side to allow circulation around building. Member Salois asked about the stacking on the right into driveway on south side of the building. Mr. Levesque stated he is stacking on the southerly lane, it's a single ATM. Planner Vinskey stated he had discussions with Mr. Levesque and ATMs only require 3 spaces as a stand-alone ATM but this needs to stack 10 as part of a bank, ordinance should probably be updated. Vinskey doesn't think they will ever see that many cars stacked.

Mr. Levesque noted banks are doing ITM's (interactive teller machine) now. Like a Zoom. Member Salois noted drive lanes are split at 22 feet, he would like them at 24 feet. Planner Vinskey stated he suggested 22, allows more greenery on islands, and there is no backing into this drive aisle. Won't see much traffic here.

Chair Carellas asked about trees. Mr. Levesque- eliminating part of pavement by 5 Guys, could add low shrub not to block the signs. Trees along east main street?

Public comment? None

Building elevations? Mr. Levesque replied they are currently working with the financial institution on this and will be happy to come back with the elevations.

Planner Vinskey clarified the site is in the floodplain management zoning district, not really affecting site plan review, but does require a "development permit" from Building Inspector usually it is a Conservation permit but if they are not going through Conservation, they will still need a development permit from Building. Planner Vinskey noted until Council changes the zoning map, the site remains in a floodplain for zoning purposes.

Member Bowen asked if the parking in the back triangle is their space? Yes. Member Magarian asked about incoming from East Main Street then taking a left turn into the drive-thru exit? They will add a do not enter sign on the site.

The draft decision was reviewed.

The Board discussed landscaping, and ultimately the Board felt two additional shade trees shall be added similar to Planner Vinskey's sketch (easterly along the East Main Street frontage)

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

Member Crowe MOTIONED, seconded by Member St. Hilaire to approve the Site Plan Plan with finding and conditions,

Member St. Hilaire	-	yes
Member Magarian	-	yes
Member Bowen	-	yes
Member Salois	-	yes
Member Crowe	-	yes
Chair Carellas	-	yes

- Special Permit - Non-accessory sign - 29 & 45 Southampton Rd (parcel 50R-17)

Presenting the proposal to the room was Andrew Freniere. President of Westfield Fair. Looking for advertising sign as they have been doing for many years. Their goal is to have the sign up August 1 and will be taken down the Monday or Tuesday following the fair. He had a photo of the sign display.

The Board reviewed the draft decision.

Regarding the fee condition, Planner Vinsky informed the Board that the applicant has not paid their filing fee, but the Council can waive zoning fees. The Board agreed the filing fee should be waived. Planner Vinsky to note that in the findings.

It was agreed the advertisement would be in conformance with photo, and with no illumination; up 30 days max. prior to event.

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

Member Salois MOTIONED, seconded by Member Crowe to approve.

Member Salois	-	yes
Member St. Hilaire	-	yes
Member Magarian	-	yes
Member Bowen	-	yes
Member Crowe	-	yes
Chai Carellas	-	yes

E. Other business

- Camelot Lane

The street acceptance petitions before the Board is for Camelot Lane (Ward 5); he believed the Board's philosophy is that all roads should be public ways. He noted this one's different because green space is in the center of the street loop. GIS shows as HOA land, but should be confirmed not part of the acceptance so as not to become City responsibility.

After brief discussion, Member Magarian MOTIONED, duly seconded, to recommend accepting the street as long as the not the green/center portion is not included. All in favor.

F. Announcements/Future agenda items

Member Bowen mentioned BAPAC and was interested in figuring out how to reestablish it. It was suggested he contact Councilor Mello. Planner Vinskey also mentioned it was one of the recommendations that came from the Master Plan, tasking the Mayor with it. Chair Carellas agreed and felt that BAPAC was valuable; Bowen stated he intends to pursue.

Member St. Hilaire felt the old Dunkin Donuts on Southampton Road is coming along beautifully. He also mentioned 264 Lockhouse Road Self-storage for compliance review; it was agreed the matter will be on the next agenda.

Member Magarian asked about Popeyes. Planner Vinskey informed her as far as he knows it was still proceeding.

The meeting was adjourned at 8:47.

APPROVED