



# 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

July 20, 2021  
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, Principal Planner  
 Christine Fedora, Secretary

### 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. None.

### B. Review and approval of previous meeting minutes (6/15/21)

With no discussion, Member Crowe MOTIONED, seconded by Member Puza to approve the 6/15/21 minutes. All in favor.

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

- 330 Buck Pond & 14 Dox Rds. – Bishop/Bashista

Planner Vinskey noted this is a transfer of land from one neighbor to another though the result is less than the 2 acres are required for the aquifer zoning district, but not a ANR issue. The applicant is pursuing variance relief for that separately. He further noted the standard notation that the Board makes no determination of zoning is not on the plan but it can be added.

Member Crowe MOTIONED, seconded by Member Goyette to approve the plan with the notation regarding the determination of zoning be added on the plan. All in Favor. .

- 27 Tow Path Lane – Oleksak

Planner Vinskey stated there are no changes to the frontage on this parcel, a piece of the property is being carved out for transfer to an abutting neighbor's parcel. The remaining lot meets the frontage and area requirement.

Member Goyette MOTIONED, seconded by Member Crowe to approve the ANR. All in Favor.

D. Public Hearings (and possible deliberation and decision)

- Continuation – Special Permit/Site Plan/Stormwater Permit – Marijuana shop – 265 Union St. *(the Board is in receipt of a request for a continuance)*

Chair Carellas read the request for a continuance to October 5, 2021; the reason they are asking for an extension is they are waiting on the traffic study and vacation schedules.

Member Bowen inquired as to what would happen if the Board doesn't grant the continuance? Planner Vinskey stated the Board doesn't have to grant the continuance: The Board can continue with hearing, close the hearing and vote on it. After further discussion Chair Carellas noted the Board hasn't had an opportunity to review the traffic study.

Member Goyette suggested to continue the hearing as requested. Member Crowe also noted once the hearing is closed the Board cannot ask any more questions.

MOTION, made and duly seconded to continue to the October 5, 2021 meeting. All in favor.

- Site Plan/Stormwater Permit – manufacturing. Warehousing facility – Grief Way (Parcel 49R-29 portion)

Planner Vinskey informed the Board he received revised plans late this afternoon, they are on the members' share drive.

Christopher Karney, R. Levesque's Office, informed the Board he is here representing the applicant DMA Associates, LLC c/o David Amonti. The application is to allow the construction of a 36,000 s.f. manufacturing/storage building.

Mr. Karney Reviewed the existing conditions of the site by aerial view. He further noted the topography of the site showing a sloped area, he further noted Grief Way is a dead end street with industrial uses surrounding it, across the street from this location is Advance Manufacturing, this building will be used as Advance Manufacturing storage facility. The area consists of 3.75 acres, industrial zoned. He further noted a portion of the existing pavement will be pulled up for repaving, curb cuts will be modified; reviewed the erosion control measures as well as the layout and material sheet. There will be 140 parking spaces, 4 handicapped, stormwater infiltration, 3 curb cuts. He further noted there will be landscaping but there will not be any islands. The building will be a metal façade, one story and it will match the character of the neighborhood..

He next reviewed the utilities, gas electric, storm water system explained how would work. Infiltration basin also explained the 2 dry wells and infiltration system.

He noted the original submission was changed in order to add outdoor storage area on the north side of the property. Since then he received communication from Planner Vinskey and Assistant Engineer Cigal. Responsive changes have been made and meet the requests of the City.

Member Crowe asked if the building would be located where the land was cleared. Mr. Amanti noted the land was cleared by the Gas and Electric Company when they owned it.

Mr. Amanti addressed the Board. He is trying put up a storage building and bring stuff inside, nothing is changing, there will not be more trucks. He is trying to get better organized, currently it will be used for storage but 10 years from now, he's not sure, at this time there will not be any manufacturing at this new facility.

Member Crowe asked if this would be a surplus storage facility? Mr. Amanti responded they currently have contracts that require storage for a 5 year contract, some of the materials require a lot of storage area while some of them do not require as much there customers want to make sure their products are secure.

Member Crowe asked if they were going to review the questions and responses from Planner Vinskey's memo? Mr. Karney reviewed the questions and (written) answers. Vinskey reiterated his comment that the ordinance requires internal parking lot landscaping (islands) but none is shown.

Following the review of the applicant's responses Chair Carellas asked if there was anyone who would like to speak in favor or opposition? None.

Member Salois asked about the 2 doors on the long side of building, are there any loading docks? Also noted door shown on the north side with no paved access. Mr. Amanti stated they are ground level; should extend paving to access the side door, can be conditioned.

Member McEwan inquired about the handicapped spots and if they should be at the other building? Mr. Amanti informed him they have some at the other building as well , in the front, back and some on the side of the building.

Member Goyette thinks this is a good fit and they did a good job and it's a good use for the property. Mr. Amanti added he purchased it recently and willing to create Stormwater that will handle the previous paving.

Chair Carellas asked if there any further questions. Member Puza MOTIONED, seconded by Member Crowe to close the hearing. All in favor. The Board reviewed the draft approval conditions:

Conditions

1. *The site shall be developed and maintained in accordance with the approved site plan, entitled "Proposed Warehousing & Manufacturing Facility" sheets C-1, C-2, D-1, D-2, D-2 dated 5/21/21; C-3 through C-7,*

D-4 revised 6/21/21 as prepared by R Levesque Associates, Inc. (Project #210316), signed and sealed by Robert Levesque, R.L.A. or Filipe Cravo, P.E. (as may be amended herein)

Plan Modifications

a. ?

*After expiration of the appeal period, a paper and a digital (PDF) copy of the site & lighting plans, 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. *Prior to applying for any building permit, the Applicant shall appear before the Board with elevations illustrating the proposed appearance of the structure. The Board reserves the right to require a formal amendment to this approval to consider, impose or amend any conditions it deems warranted by this new information.*

Chair Carellas noted the standard findings as well.

Planner Vinskey noted the plans that were submitted tonight will be changed in the decision to current date, he further noted the modification regarding the door paved access will be added.

Chair Carellas asked if there was any additional discussion.

Member Salois inquired if they would have to come back for manufacturing? Planner Vinskey noted this is site plan only, you could ask them to come back but the Board doesn't have discretion over an allowed use.

Member Crowe MOTIONED, duly seconded to approve the site plan with findings and conditions attached as read and amended.

Member Crowe	-	yes
Member St. Hilaire	-	yes
Member Carellas	-	yes
Member McEwan	-	yes
Member Goyette	-	yes
Member Bowen	-	yes
Member Salois	-	yes

Chair Carellas read the instructions for next steps.

- Special Permit - Residential kennel - 65 Northwest Rd.

David & Barbara Prats addressed the Board. They are before the Board requesting they be allowed to have a special permit to be able to have 4 dogs licensed in Westfield, they noted they made a mistake on their part because they didn't know Westfield only permitted 3 dogs, they further noted it was not their intention to keep the fostered dog but when they found it was going to be euthanized they kept it. When they tried to get a dog license, they were told they needed to file for this. They do not want to run a kennel in their house, it's just until one of the dog passes they won't replace it once it happens.

Chair Carellas asked if the Board had any questions. Chair Carellas and Puza commended the petitions on coming forward to license their dogs. The applicant noted they have plenty of land there and everything is fenced in.

Chair Carellas asked if there was anyone in favor, opposed, questions? None.

Member Bowen asked if the Board has any requirements of having a kennel? Vinskey responded no, though in the past the Board has required a fence in some instances. The applicants noted they currently have a fence.

Member Bowen MOTIONED, seconded by Member Puza to close the hearing. Following discussion, the Board reviewed the draft approval and findings, noting variance for lot area.

**Conditions**

1. *Not more than 4 dogs (aged 6 months or older) shall be kept on the premises. All such dogs shall be properly licensed and owned by the Applicant.*
2. *This Special Permit is issued to the applicant and is non-transferrable. It shall expire upon the sale and/or transfer of ownership of the property (unless the listed Applicant continues reside at the premises).*
3. *The Planning Board, and/or their designee, reserves the right to inspect the premises through the first year of the use of this Special Permit.*

The applicant was agreeable to the conditions.

Member Crowe MOTIONED, seconded by Member Puza to approve the residential kennel.

Member McEwan	-	yes
Member Bowen	-	yes
Member Goyette	-	yes
Chair Carellas	-	yes
Member Puza	-	yes
Member St. Hilaire	-	yes
Member Crowe	-	yes

Chair Carellas read instructions regarding the decision.

E. Other Business

F.

- 303 E Main St. (KFC) – review of proposed building elevations

Planner Vinskey noted one of the conditions in the KFC decision was to come back with the building plans once they had them; they have come back for the Board’s review.

Chris Karney presented the Board with a plan set. Planner Vinskey stated he didn't see anything that would need to be altered on the site plan or landscaping and asked the Board if they had any suggestions or comments?

Planner Vinskey further noted there are a lot of things going on as far as the signs go but that can be left to the building department to determine compliance.

Member Crowe MOTIONED, seconded by Member Puza to accept the changes. All in favor.

- Improvements to Dox Rd. necessary to meet adequacy for ANR plan endorsement

Attorney Brad Moir; hoping for the Board's input regarding the parcel of land previously denied ANR. Attorney Moir further noted the section his client is dealing with is in rough shape, there are houses down the other end of the (private) street. He is seeking the Board's direction as to what they believe the condition of the road should be brought to, he further noted this road has been in existence prior to subdivision control law.

Planner Vinskey noted the road is narrow, unpaved, rutted, which was a basis for denial of ANR. He further noted the language is to find is it is of adequate width, grade and construction. The proponent is looking to see what the minimal improvements would need to do pass that criteria for endorsement.

Attorney Moir gave further detail as to the condition of the road. There is a right of way which is 25 feet, as you go down the street it gets in rougher shape, he asked the Board what would be the least the Board would allow to make it palatable? Member Crowe stated she is familiar with area there, she further added she has measured and the dirt road is only 13.3 feet and there is a lot of vegetation on both sides, the average width of vehicles are about 7 feet and, there is not enough room for 2 cars. She also voiced concerns regarding emergency vehicles, heavy equipment going down the road the residents won't be able to get in and out of the area. She would have no problem if the applicant would be willing to widen the road.

Attorney Moir asked if something like 24 feet would make it more palatable?

Chair Carellas inquired what the width of a subdivision road? Planner Vinskey informed him 24 feet is the subdivision requirements, he further noted in situations like these the City Engineer was OK with 20 feet. Chair Carellas's feelings were if he is asking for guidance he would say 24 feet. Attorney Moir felt this is more of an engineering decision rather than the planning board. He further noted he would show a sketch with the vegetation removed from the sides and speak to the Engineering Department.

Member Salois most of the subdivision roads require 50 foot area, which physically belongs to the city, if planning on getting approved city road. Planner Vinskey noted the regulations are 60 feet, but this is an existing right of way which predates this requirement. Member Salois

wanted to make sure there is plenty of width down there. Attorney Moir asked for directions as to what kind of detail the Board is looking for.

Member Salois felt they should err on the side of wider than narrower. Member Crowe noted that is a low volume road, quiet road not a lot of traffic.

Attorney Moir Brad noted the road is terrible could put one more house now.

Chair Carellas asked for ideas/comments? Planner Vinskey asked if the Board would be ok with an unpaved road? Chair Carellas was agreeable, Member Goyette and St. Hilaire preferred the road should be paved.

Attorney Moir noted this can be addressed in the future, he would be going to other departments for their input and felt he had a sense of what the Board was looking for.

- 110 Lockhouse Rd. (condos) - closeout/compliance review

Dave Labrie addressed the Board regarding outstanding issues noting he was supposed to have a meeting prior to getting permits, that step was never done. He further noted everything has been done except the top coating. 11 units have been completed and are owner occupied, 1 unit left which has a temporary C.O. issued. He further noted he understands this has to be approved by the Board. His hope is that something can be done so that he can close on the final unit, he could cover it with a bond to have a CO issued so he can close the deal and move forward.

Member Puza voiced his concerns regarding the sidewalk and the access to the school bus area noting this was one of the Board's major concerns during the application process. The developer noted one of the reasons for the lack of the sidewalks was because of the location of the retention ponds. He further noted it was his belief that everything was built per the special permit.

Planner Vinskey also added the plans were never submitted as conditioned in the approval, building permits were issued without plans being submitted to the Building Department. Building should have caught that.

Member Puza also voiced concerns regarding the lawns and the weed issues. The applicant noted they are addressing those issues currently. Member Crowe also inquired about dumpsters. Mr. Guthier noted there are no dumpsters they arranging for contact for pickup and recycling containers.

Craig Authier noted when he bought the property he worked a deal with the owner and excavator John Beltrandi and it was his understanding that he would be taking care of the site meetings. Chair Carellas read the latest decision in regards to the sidewalks adding it was very clear to him about the sidewalk extending into the site and asked Mr. Guthier what his plans were to resolve this.

Planner Vinskey noted the project hasn't been looked at by anyone in the city, no as-builts, no site inspections, stormwater. Member Bowen inquired if it would be ok to have meeting on site with correct people? Chair Carellas added there needs to be sign offs from everybody to make sure everything that is done is done.

Following further discussion the Board felt the applicant can work with Planner Vinskey in regards to resolving outstanding issues, putting the sidewalk in; everything but outstanding top coat, if everything is not done they discuss again on August 17<sup>th</sup>.

- 181 Root Road (Roots)

Planner Vinskey noted the outstanding areas are now paved; striping, vegetation/stabilization not complete. The Board thanked Ryan and Frank for getting the job done by the summer deadline. Planner Vinskey noted the project is still open but hoping to have the as-builts and the final stormwater inspection by the fall. Member Salois noted the overflow, gravel lot to the north (off the subject property).

- Southwick Carvana project

Noting the project has been withdrawn, The Board briefly discussed the Carvana project that was proposed in Southwick and felt this may be something the Board might want to explore if something this major were to come up again, to be looked at a regional effort. They also felt certain items to be considered would be truck traffic, water usage. Planner Vinskey noted abutting cities and towns are, or should be, notified of other town's special permit hearings.

- Master plan committee

Planner Vinskey noted the Master Plan has been funded. Suggested a Committee be set up consisting of Planning Board members, Council member, Citizens, etc. Members Crowe, Puza, Goyette and Salois were interested. Since this is technically the Board's work, does the Board want to establish a committee or leave it to the Mayor to assemble? The Board was amenable to the administration setting up the committee. He further noted the meetings would probably start in the fall.

The meeting was adjourned at 9:31.