



# 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

August 15, 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, Principal Planner  
 Christine Fedora, Secretary

In the absence of Chair Carellas, Vice-Chair Crowe called the meeting to order at 7:00.

- A. Public Participation (on any matter not subject to a public hearing)  
Acting Chair Crowe asked if anyone would like to address the Board. None
- B. Review and approval of previous meeting minutes (7-18-23)  
Member Magarian MOTOINED, seconded by Member Bowen to approve the July 18 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- Special Permit/Site Plan/Stormwater Permit – Self-storage facility – 109 & 121 (portion) Medeiros Way/Parcels 63R-14 & 15 (portion)

Acting Chair Crowe stated she was in receipt of request for a continuance. Member Bowen MOTIONED, seconded by Member Magarian to continue to 9-5-23. All in favor.

#### E. Other Business

- Compliance review - 264 Lockhouse Rd. self-storage

Member Salois believed the pine trees should have remained as a buffer. The front yard area should be gravel or left as open space, currently there are containers there. It is also trap rock not paved. Signs indicating there is firewood for sale. Members also discussed the fencing.

Planner Vinskey stated the applicant had gone before the City Council before the Planning Board and was then-approved for firewood processing/sale as part of that permit.

Planner Vinskey clarified that the site plan shows the pines coming out but the Board said in lieu of new trees they could have saved the pines, but it was not a requirement. Planner Vinskey noted it is still under construction, there are several items not completed, it should not be used for self-storage until it complies with the site plan. He further stated he was not sure of an enforcement issue, except for possibly the quantity and location of the boxes.

Member Bowen felt the containers seemed to be extending beyond the storage area. Planner Vinskey felt it looks like it is a work in progress, he could not determine the final outcome.

Member Crowe asked if the Board could require a bond now considering this is a major change? She felt this was a new project and a game changer.

Member Salois also stated the site plan showed 8 containers behind the property. The Board did not approve the containers up in front, they should be in back. The Board further discussed and felt they should have the applicant come in for answers, and requested the applicant be asked come to the September 5, 2023 meeting.

- Review of house plans - 30-32 Park St. (infill/lot size averaging special permit)

The Board reviewed the plans submitted by John Beltrandi and felt the house looked good and would fit in.

#### F. Announcements/Future agenda items

Planner Vinskey stated he is trying to reduce the amount of paper coming into the office, though most of what the Board sees is online and digital. Application procedures/plan requirements have been updated.

Planner Vinskey informed the Board that the preliminary election is anticipated on September 19, and state law does not allow special permit hearings on election days. The Board doesn't typically hold a meeting; he would confirm this week.

Maryann Babinski informed the Board there was a gentleman in the room who did not receive an abutters notice (for the Medeiros Way hearing)- Sydney Brodner, 241 Timberswamp Road. Planner Vinskey informed him we do not send out notices for continuations. Ms. Babinski stated he did not receive the original notice. Planner Vinskey to investigate.

Member Magarian MOTIONED, seconded by Member Bowen to adjourn at 7:28. All in favor.