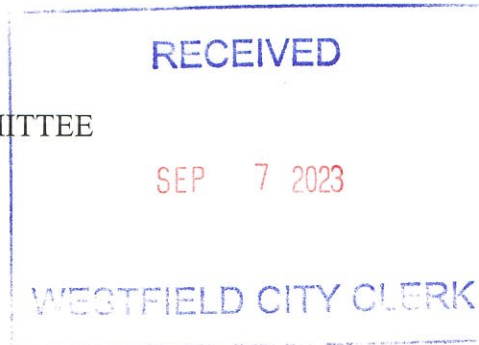


ZONING, PLANNING AND DEVELOPMENT COMMITTEE

AUGUST 16, 2023 at 6:00 PM

WESTFIELD CITY HALL, ROOM 201



The meeting was called to order by Chair Ralph Figy at 6:00 PM. In attendance were ZPD Committee members Councilor Bridget Matthews-Kane, Chair Councilor Ralph Figy and Councilor Nicholas Morganelli. Also in attendance was Rebecca Lee from R Levesque Associates, Councilor Cindy Harris and Scribe Karisa Zerbato.

A motion was made by Councilor Matthews-Kane and seconded by Councilor Figy for the approval of the minutes from July 5, 2023. The motion passed 2-0 with Councilor Matthews-Kane and Councilor Figy voting YES. Councilor Nicholas Morganelli abstained from voting due to not being present at the July 5, 2023, meeting.

Councilor Figy asked if anyone from the public would like to speak during public participation. There was no one who spoke.

Special Permit, Site Plan Approval and Stormwater Permit submitted by BEK REALTY, LLC c/o Mr. Muradbek Usmonov for a truck terminal with associated site improvements pursuant to Sections 3-130.3 (1), 4-110 and 6-10 to be located at 70 Lockhouse Road, Westfield MA.

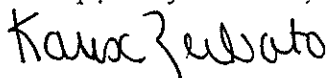
Councilor Figy stated he has tried to summarize the concerns that the Council had at the Public Hearing. One area of concern was traffic. Councilor Figy stated traffic will be 15 trucks on Thursday and 15 trucks on Monday. He further stated the trucks will get off the Massachusetts Turnpike and go down Arch Road on to Lockhouse Road and into the lot. When leaving the trucks will leave Lockhouse Road and go up Arch Road and back to the Massachusetts Turnpike. The trucks will not be traveling through residential areas, only industrial areas. Councilor Matthews-Kane asked if the Conservation Commission put a limit on the number of trucks allowed. Councilor Figy stated no however he added that the ordinance states that there must be 3,000 square feet for every truck. This would amount to 42 trucks. He stated the application is for 38 trucks but there is land space for 42 trucks. Councilor Morganelli stated he believes there are more than 15 trucks that would be going to and coming from the lot. He further stated traffic is a concern for Ward 1. He added there is already enough traffic in that area and that additional traffic is detrimental to the roadways. He stated the traffic is going to be problematic. Councilor Matthews-Kane stated after rewatching the public hearings and listening to what resident's said traffic is of concern. She suggested as a compromise to condition the number of trucks allowed. Councilor Figy asked Councilor Matthews-Kane if she had a number in mind. Councilor Matthews-Kane stated no. Councilor Figy stated he doesn't see any residential neighborhoods in the area except for one house on Arch Road. Councilor Matthews-Kane stated having more heavy truck traffic will affect the roadways. Councilor Figy agreed. Councilor Morganelli stated as far as the residential area it does affect the residents that have to use that road to get out of their neighborhoods. Councilor Morganelli stated he can't vote in favor of this due to traffic, infrastructure concerns, noise and pollution. Rebecca Lee stated there are 15 trucks in the fleet currently that are parked in Chicopee that would have their house base be moved to Lockhouse Road. Councilor Matthews-Kane and Councilor Figy suggested limiting the number to 20 trucks and stated this number could be further debated at full Council. Rebecca Lee asked if this number would be total parking spaces or just trucks. Councilor Figy stated just trucks. Rebecca Lee stated there will need to be some passenger parking spaces for the drivers. Councilor Figy stated up to 20 transport

trucks would be allowed, however, if this number increased the site plan would need to be updated. Councilor Morganelli stated he would make a motion at the City Council meeting to limit the number of trucks to 15. Councilor Figy stated there was also question about what type of cargo would be on the trucks. He further stated the cargo will be new or used automobiles. There are two carriers that carry vehicles that have been in accidents. These vehicles have been drained of any fluids. The other carriers carry nine cars. The business is 80% new vehicles and 20% vehicles that have been in accidents. Councilor Figy stated the carriers will be transporting high end vehicles. Councilor Matthews-Kane questioned what happens if the cargo or owner changes. Councilor Figy stated the conditions on the property would remain the same as it is recorded on the deed. Councilor Matthews-Kane asked what happens if the owner wanted to change what the cargo was. Councilor Figy stated that a condition of transportation of automobiles only could be added to the cargo portion. Councilor Morganelli questioned how long the cargo would be sitting at the property. He further stated that he thought the cargo was coming in and leaving within a weekend. Councilor Figy confirmed and stated that the trucks have to be unloaded and reloaded on a weekly basis. Councilor Morganelli asked if a condition in regards to how long junk cars could be held on the property could be added. Councilor Figy stated the condition that no vehicles on carriers can be in the lot for more than 21 days can be added. Councilor Morganelli asked if there was any reason for the trucks to be turning left when they exit the lot. Councilor Figy stated there is no reason for a left turn to be made. Councilor Figy stated both asphalt and hardpack are pervious surfaces with asphalt being 100% and hardpack 98%. The Conservation Commission favored hardpack as it provides an opportunity to clean up spills easier. Councilor Matthews-Kane stated Councilor Beltrandi suggested adding a condition in regards to the depth of the hardpack. Councilor Figy asked Rebecca Lee if she knew what the proposed thickness of the hardpack was. Rebecca Lee stated she would get that answer before the next meeting. Councilor Figy stated he has looked at the deed which states the owner owns its as this was an area of concern. Councilor Morganelli asked if hardpack is gravel. Rebecca Lee stated it is a mixture. Councilor Morganelli stated hardpack is generally six inches in thickness. Councilor Figy stated he would check with Councilor Beltrandi to see what he recommends for thickness of the hardpack. Councilor Figy stated that explosives, contraband, pesticides, herbicides, wastes, road salts, insecticides, fertilizers, oxidizers, corrosives, dissolved metals, arsenic, dry cleaning products, pool products including chlorine and other goods prohibited by law will not be allowed on the premise. Councilor Matthews-Kane asked if this will be a condition. Councilor Figy confirmed and said this specifically states what will be prohibited and will follow to a new owner. Councilor Figy stated that according to the Conservation Commission there are conditions under 32, 48, 49 and 64 that state rock salt can't be used for de-icing. Councilor Figy stated there are non-toxic deicers that can be used. He further added that rock salt would cause problems if it got into the aquifer or the storm water runoff and that is why it is prohibited. Councilor Morganelli suggested adding chemicals that are harmful to the environment be added in addition to the rock salt. Councilor Figy asked Muradbek Usmonov how thick the hardpack is going to be. Mr. Usmonov stated four inches. Councilor Morganelli stated four inches is the minimum standard. Councilor Figy stated there is a state law that prohibits vehicles from idling for more than 15 minutes. Councilor Figy stated this could be added as a condition. Councilor Figy stated during cold weather it is easy for diesel fuel to gel. Mr. Usmonov stated the trucks shut off automatically after 5 minutes. Councilor Figy asked what happens during winter if the temperature is below zero and you don't want the diesel fuel to gel, would there be someone onsite monitoring the vehicles. Mr. Usmonov stated someone would be monitoring the vehicles. He further stated cruise control can also be set in the vehicles to raise the RPM's for a 30-minute window and after that the RPM's are slowly brought down automatically and the vehicle shuts off. He further stated that adding an additive helps because idling a vehicle is very expensive. Councilor Figy stated the DEP number is posted at the location. Councilor Matthews-Kane asked for clarification of the condition related to the butterfly valve and the

collection system. Councilor Figy stated he believes there has to be a butterfly valve because no stormwater plan would be approved without it. Councilor Matthews-Kane asked Councilor Figy to investigate this and if it not there to add it as a condition. Councilor Matthews-Kane stated there were some concerns about the hours of operation. Councilor Figy stated this is different than any other truck terminal because there is no movement of freight or reloading of automobiles. Councilor Morganelli asked what if a driver arrives early and leaves later than expected than it would be operating more workdays than originally planned for. Councilor Figy stated he doesn't think a limit can be placed on days of operation for any business and if one business is picked to start with it, it wouldn't be fair. Councilor Morganelli stated this project is being based on the fact that trucks will come in on a Friday and leave on a Monday. This wasn't proposed to be a Monday-Friday operation. Councilor Figy asked Mr. Usmonov if there are times when the Monday/Friday deal isn't done. Mr. Usmonov stated that it does occur occasionally due to family obligations and appointments that affect the drivers schedules Rebecca Lee added that sometimes accidents delay times also. Councilor Figy asked if the majority of the trips are on the Monday/Friday schedule. Mr. Usmonov confirmed. Councilor Morganelli stated this application is being granted based on a Monday/Friday schedule, but it is understood that extenuating circumstances could allow for a different day schedule. Councilor Matthews-Kane brought up that there was discussion of only parking on asphalt. Councilor Figy stated the trucks will be parking where most convenient on the property. Councilor Figy stated he also thought that lighting should be by motion activation and fit the light ordinance. Councilor Morganelli stated for safety and security reasons lighting should be on the property. Councilor Morganelli asked if there were security cameras on the property. Mr. Usmonov stated there are 6 cameras with night vision on the property. Councilor Figy asked Mr. Usmonov is this will be done all at once or will it be phased it. Mr. Usmonov stated it will be phased in due to financing. Councilor Figy stated if this is phased in, he would like the stormwater done first. Rebecca Lee agreed.

Councilor Matthews-Kane made a motion, seconded by Councilor Morganelli to ADJOURN the Zoning, Planning and Development Committee meeting at 6:44 PM. The motion passed 3-0 with Councilor Matthews-Kane, Councilor Morganelli and Chair Figy voting YES.

Respectfully submitted,



Karisa Zerbato, Scribe