



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

August 17, 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 @ 7:01
 Bernard Puza (Associate)
 Richard Salois (Associate)

Jay Vinskey, Principal Planner
 Christine Fedora, Secretary

Vice-Chair Cheryl Crowe called the meeting to order at 7:00

A. Public Participation (on any matter not subject to a public hearing)
Vice-Chair Crowe asked if anyone would like to address the Board. None.

B. Review and approval of previous meeting minutes (7-20-21) minutes

Vice Chair Crowe asked if there was any discussion, questions. There being none, Member Puza MOTIONED, seconded by Member Magarian to approve the minutes of 7-20-21. All in Favor.

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

Planner Vinskey stated an ANR has been received late, it will be reviewed at the next meeting.

D. Public Hearings (and possible deliberation and decision)

- Site Plan Approval – restaurant building – 457 E. Main Street (Parcel 29R-2)

Presenting the application was Henry Resnikoff of Massfield LLC, 85 River Road, Essex, CT.
Also in attendance was Jeffrey Bord of Bohler Engineering.

Mr. Resnikoff presented the plan to the Board. This will be a single story, drive up restaurant located at the Big Y shopping center on E. Main Street. The site will have full access for the police and fire departments, a fire hydrant is located 150 feet away, they will be adding landscaping, and lighting. Currently there are LED lights, there will also be patio lighting

It will be located near a signalized intersection, there will be a secondary right in and right out, 2,410 s.f., drive-thru must order online, and there will be a kiosk which will show the order status, pay through the app.

Member Magarian inquired as to where the cars will be stacking? Mr. Resnikoff noted in his experience when 99% of the customers preorder they tend to come when it's time to pick up their order. He further noted there also will be a dining room, exterior patio, bike rack. As well as a rain garden to be added on the right side per the Engineering Departments request; Sidewalks and crosswalks will be added for access to route 20.

Impervious coverage will be reduced, they will be adding drainage structures for the general lot. He further showed a full perspective of the building as well as signage on the building and will have a sign on the existing pylon sign. Member Bowen asked what the name of the restaurant was. Mr. Resnikoff stated he was not able to disclose the name. He further noted they are very close to completing the comp flood storage issue and should be finished up by the end of the week.

Member Puza asked if there would be any enhancement made in the Mr. Phipps area? Mr. Resnikoff stated they do have a cross easement with Mr. Phipps, they have no problem with them doing a little bit of work in that area; plan presented showed striping/sign at that exit.

Member Magarian asked about the hours? Hours of operation would be 10 - 9, 7 days a week. Member Magarian asked if there would be 24 hour? Not to his knowledge. Member Salois asked about the indoor seating capacity? About 35 or 40 seats, the percentage is 50/ 50 indoor and drive up customers.

Member Salois voiced concerns about the loss of parking at the entirety of the shopping center. Member Crowe asked how many parking spots this will take up. Mr. Bohler replied the need 25 and have 27, overall the requirement for the entire lot is 705 and they have 706. Mr. Resnikoff noted they lost 7 spaces with this project. Bike rack location? Back side of sidewalk on n.e. corner. Dumpster behind building.

Member Crowe inquired about snow? Mr. Resnikoff noted it will be done the same way it currently is done, the shopping center currently takes care of the snow removal and will continue to do so, it is done by one contractor.

Member Salois asked about the spaces, according to his calculations they would be taking out about 90 spaces because they would be taking 3 rows and each row contains 30 spaces, they would be losing 53 spaces up front? Mr. Bord noted that was correct. Plan showed overall parking requirements being met.

The applicant reviewed the area where the sidewalk and the crosswalks would be located. Member Puza noted parking lot can get congested, cars coming from all different angles, he

wondered if this would help. Mr. Resnikoff stated they are adding striped islands that currently don't exist, he further noted the stop signs that are there are kind of hidden, clearly marked delineations have been done, creating a path to it clear which should help with the travel flow. (Member Magarian left the room briefly). Member Salois felt it would help to slow traffic down a bit.

Comments from the public? None.

Member Salois voiced concerns regarding the main travel lane, he felt it's creating a bottle neck and asked if there was any way to gain footage on the travel way? Mr. Bord noted on the traffic they could pull the curb line back about 6 inches or a foot.

Planner Vinskey felt there should be ample space to accommodate a foot, referencing the light pole location. After discussion the Board felt this could be added as a condition.

Member Crowe asked if the sign is illuminated? The sign on the building will be illuminated but not the one on the pylon.

Member Magarian asked about access vs. going by the lights? Yes. Exit site was explained as well. She asked if she could find out what their busy times are and how many people per hour are served? Mr. Resnikoff noted he would ask but he wasn't sure if he would be able to get that answer.

Member Crowe noted she was curious to see how efficient they are, referencing stacking with this facility, there shouldn't be a problem if they are efficient. Mr. Resnikoff noted there is a learning curve with anything and referenced the McDonald's restaurants going into the 2 lanes for drive thrus.

Member Crowe asked what the peak hours? Mr. Resnikoff felt it was around 7:00 p.m. dinner time. Lunch time is not peak. Member Magarian understood their client doesn't want to say who they are, but it makes it difficult for the Planning Board because they are not sure what they are looking for. Planner Vinskey stated this is site plan approval, a by right restaurant-use, and the specific tenant could change over time.

Member Crowe asked if the Board wanted to continue or close? Member Magarian stated she would like to continue to see the data for peak hours. Mr. Resnikoff suggested the Board could draft a condition and asked the Board if they would consider passing it tonight? Member Magarian repeated that she would like the information prior to voting.

Member Crowe asked members how they felt. Members Puza, Bowen, McEwan, Salois and Crowe were ok with closing.

Member Puza MOTIONED, seconded by Member Bowen to close the hearing. Members Puza, Bowen, McEwan, Salois, Crowe were in favor of closing. Member Magarian was opposed.

The Board reviewed the draft decision.

Planner Vinskey reviewed the condition the Board discussed regarding expanding the travel lane at the curb. A brief discussion regarding adding a condition relative to information about

peak hours and number of patrons. Member Magarian felt if the Board does receive that information it would not be of any use post-approval.

Member Bowen MOTIONED, seconded by Member Puza to approve with conditions.

Member Salois	-	yes
Member Bowen	-	yes
Member Magarian	-	abstained
Member McEwan	-	yes
Member Crowe	-	yes
Member Puza	-	yes

Member Crowe reviewed the instructions for next steps.

E. Other business

- 110 Lockhouse Road

Planner Vinskey began the discussion by reviewing the Board's last meeting, one of the issues was the sidewalk was not installed. He has since done a site visit; sidewalk is in and the outstanding issues are the top coat and the stormwater inspection, lighting and minor items detailed in his memo. He further noted the applicant is not under the time constraint as he was at the Board's previous meeting. He suggested if the Board is ok with everything except the stormwater closeout this could be dealt with administratively once the top coat is completed.

Member Puza felt the sidewalk looks great. Member Crowe felt the sidewalks needs to be ramped down. Planner Vinskey noted the final coat and curbing would meet the sidewalk and the Twiss Street area ramps would need to be added, per DPW requirements, being in the right of way.

Planner Vinskey noted he outlined the discrepancies in the memo, they won't get their C.O. if it is not completed unless the Board allows it, he further noted he anticipates the applicant will get everything done and city staff can approve the plan as submitted without having to come back to the Board.

After further discussion Members accepted the discrepancies in the memo, except paving/stormwater and expects that no final C.O. would be issued until those requirements are completed as per the approval.

- 317 Union Street (Golf Acres)

Anthony Whitman - 121 Main Street, Holyoke - addressed the Board regarding Golf Acres; he would like to have goats/livestock on his property. He noted it was his understanding that goats help to remove invasive plants he would like them to become more permanent fixtures as an attraction. Planner Vinskey noted he is here to see if the Board would consider this as a minor change to the special permit or if he would need to come back to the Board for an amendment, it was further noted it is zoned so to otherwise allow livestock raising.

Mr. Whitman further added another one of the reasons is to have additional attractions to have the customers stay longer, currently he has go carts, mini golf, driving range, he would like to add more family oriented activities, he may also like to have ducks and chickens.

Member Magarian asked if there is a fence? Yes. There is a fence, Member Crowe inquired if there would be cameras? Mr. Whitman stated they are currently in the phase of figuring out what they can and cannot do. He also further noted at some point he would like to add a play area for kids.

Member Bowen stated he was fine with the minor change. Consensus for allowing as a minor change was noted.

- 303 E Main Street - KFC lighting.

Planner Vinskey informed the Board KFC has submitted a new photometric plan. The original plan didn't show the added lighting, the new plan has more lighting and he felt the Board should be made aware of it as it has brighter levels. Mr. Peter Lapointe of Colvest Group stated the original lighting plan showed 30 foot tall poles, now they are 25 foot poles, this has been done at the request of KFC, as they wanted shorter poles. He also further noted the side light on Dangelo's side of the building has been relocated to the exit lane and dumpster area.

Planner Vinskey further noted the previous plan lighting was on the low side, they are proposing a more consistent or brighter light, more typical of commercial areas. Member Salois noted he has no problem with it, he felt this might be a good change. Consensus for allowing as a minor change was noted.

Upon Member Bowen's motion to alter the agenda to the Boys & Girls Club, Vice Chair Crowe declared the next item would be:

- Boys & Girls Club

Planner Vinskey noted they are seeking their final CO. They have just submitted their as built plans, Stormwater has been inspected, and their engineer's certificate. The outstanding issues are some landscaping and trees in parking lot, catch basin hood; if the Board is OK with that being taken care of later, he can advise the building inspector. Member Crowe stated it looks great. Member Bowen motioned, to close out seconded by member Puza. All in favor.

- 93 Main St. Dunkin

Member Magarian initiated discussion about some concerns about how the site plan is functioning. Planner Vinskey noted there are some changes to the plan, the landscaping, handicapped ramp and crosswalk areas out front have been adjusted. One of the issues is the shielding of the lights against the neighbors is not in place. The resident that lives there is happy with the lights and he felt possibly the shields would not be necessary. Planner Vinskey noted this may possibly be an issue in the winter when there are no trees with leaves. Members agreed the shields need to be installed. Planner Vinskey to notify building department.

F. Announcements/Future Items

Planner Vinsky informed the Board there will be a project coming into the Board off of Servistar Industrial, it will consist of several buildings and will serve as a data center. The current application is under Chapter 121A of state law and requires a joint hearing with the City Council and the Planning Board, a tentative date has been set for 9-16-21. It will come before the Board for zoning in the near future.

Member Crowe expressed concern about lack of regular mowing at the Southampton Rd. solar farm. Salois noted the storage units project on Southampton Road is looking good.

The meeting was adjourned at 8:26.