



# 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

October 3, 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

Chair Carellas opened the meeting of the Planning Board at 7:00.

- A. Public Participation (on any matter not subject to a public hearing)  
Chair Carellas asked if anyone would like to address the Board. None.
- B. Review and approval of previous meeting minutes.  
Member Crowe MOTIONED, seconded by Member Goyette to approve the September 5 minutes. All in favor.
- C. Review of plans not requiring approval under Subdivision Control Law. None.
- D. Public Hearings (and possible deliberation and decision) on the applications of:  
Chair Carellas reviewed the process for public hearings.
- Continuation) Sovereign Builders, Inc. for a Special Permit/Site Plan/ Stormwater Permit per Zoning Sec. 3-120.3(6), 6-10 & 4-110 to allow for a self-storage facility at 109 & 121 (portion) Medeiros Way/parcels 63R-14 & 15 (portion), zoned Bus. B & Ind. A.

Rob Levesque of R. Leveque Associates informed the Board the petitioner was unable to attend

the meeting tonight. Mr. Levesque stated he was not able to see the legal opinion requested based on attorney-client privilege, so he was unsure of the interpretation as to whether the aquifer regulations apply.

Chair Carellas read from the Law Department memo dated 9-15-23, and asked members for their interpretation. The Board agreed the project is not considered to be part of the Water Resource district and so those regulations (3-170) will not apply.

Public comment was invited.

Maryann Babinski - 114 Rogers Avenue - thanked Chair Carellas for reading her comments at the last meeting; noted storage units are not permitted over the aquifer. The Water Resource district was updated with the zoning amendments on 3/18/2015; there are large parcels that overlap zone II of the aquifer partially which raised the concern about applying the aquifer regulations to whole property. At that time BAPAC made comments as well as Woody Darling regarding the proposed changes, she further stated Bob Newton from BAPAC stated the lines for Zone II delineation of the recharge area are not absolute. The project should not be exempt.

Anything that is in Arm Brook can make it to the aquifer. The city must protect the aquifer and has experienced contamination of 2 wells on the north side. Years from now something might happen. The Board has the job of putting in strong conditions that will be enforced, with plenty of oversight.

The Board reviewed the draft decision and Chair Carellas read the draft conditions:

1. *The site shall be developed and maintained in accordance with the approved site plan, entitled "Proposed Self-Storage Facility" sheets \_\_\_\_ dated \_\_\_\_ as prepared by R Levesque Associates, Inc. (Project #220623) signed and sealed by Robert Levesque, R.L.A or Filipe Cravo, P.E., and in conformance with the submitted photometric plan, sheet L-1 by Illuminate, dated 5/22/23; and constructed in general conformance with the submitted architectural plans.*

Plan Revisions

- a. *Signage to the effect of "Drinking Water Supply Area- Please Respect Our Environment" shall be indicated on the plan.*

*After expiration of the appeal period, a paper and a digital (PDF) copy of the site plan, 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 its installation, the Applicant shall appear before the Board with details regarding any proposed signs. 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.*
3. *The following materials shall not be stored on the premises: explosives, flammable liquids, sediments, pesticides, herbicides, waste, road salts, insecticides, dissolved metals, fertilizers, oxidizers, corrosives, fungicides, arsenic, dry cleaning chemicals, pool products including chlorine.*

*Tenant lease agreements shall provide legal mechanism for entry/inspection of storage units by owner when cause for suspected noncompliance with the aforementioned exists.*

and the standard stormwater conditions. Chair Carellas wished to also condition lights only, no inside outlets in units. Member Crowe suggested the definition of hazardous materials (Sec. 3-170) be added to condition 3. Chair Carellas believed the state maintains a list of those chemicals. It was also agreed to add the standard no road salt use condition.

Member McEwan suggested no outdoor work, construction, assembly, or vehicle maintenance - strictly storage. Signage indicating this is an environmentally sensitive area should also include list of materials that are prohibited. Member Magarian suggested they could also be displayed in each unit. Mr. Levesque noted the signage made sense to him and a list of hazardous materials that cannot be stored be posted inside the units as well as outside.

With the Board agreeable to the added conditions as discussed, Member Crowe MOTIONED, seconded by Member Magarian to close the hearing. All in favor.

Member Crowe MOTIONED, seconded by Member Goyette to approve the Special Permit /Site Plan/Stormwater Management Permit for 109 Medeiros Way.

Member Crowe	-	Yes
Member Goyette	-	Yes
Member Salois	-	No
Member McEwan	-	Yes
Member Magarian	-	Yes
Chair Carellas	-	Yes
Member Bowen	-	No

(Member St. Hilaire not eligible)

Approved 5-2. It was noted that Member Magarian invoked the Mullin Rule.

- (Continuation) Lockhouse Development LLC for a Special Permit/ Site Plan/ Stormwater Permit per Zoning Ord. Sec. 3-70.4(4), 3-70.6, 6-10 & 4-110 to allow a multifamily development, exceeding 35' ht. at 0 Lockhouse Rd. (parcel 230-18-1A), zoned Residence C

Representing the petitioner was Rob Levesque of R. Levesque Associates. He reviewed the changes made to the plan since their last appearance before the Board for the multi-family project, some of the changes occurred in the vehicular circulation, pedestrian improvements.

Mr. Levesque stated a revised plan layout has been provided, the same amount of parking as last time. The schematic shown at the last meeting showed additional parking area was initially contemplated closer to the building, it has been moved to the left and provides 10,000 sf of outdoor play area fenced in with playscape recreation uses within a fenced in area. There are gates to access the play area from the buildings. Mr. Levesque explained the subsurface infiltration basin. Planner Vinskey informed the members revised plans were received today and are on the share drive.

Mr. Levesque stated there are varied types of units, studios, one bedroom, 2 maybe 3. He felt the city's parking requirements are too restrictive, giving reference to West Springfield which has just 2 parking spaces per unit. Planner Vinskey stated it is not in the Board's purview to decide if an applicant can have less than the required 2.2 spaces, the plan needs to show 2.2 spaces per unit, so the current plan equates to 76 units based on parking shown. The Council makes the rules. The applicant can seek a variance for the parking requirement, or they can file for a zoning ordinance amendment. This is not a tradeoff for green space and parking. However, he suggested it may be reasonable for a portion of the parking to be shown, but not built/held in reserve, thus as added open space.

Mr. Levesque mentioned plan SK1 which shows dashed area that shows additional parking area (+19) if needed which is designated as recreation area, they are trying to provide amenities, if they didn't have the amenities they could provide the additional parking. Member Goyette suggested keeping the reserved parking and the playscape and shrinking one of the sizes of the buildings. Not in favor of maximizing units/parking and leaving no yard.

Mr. Levesque proceeded to show the roof lines on the buildings. A Google map of the Willows units next door was displayed. It was also noted there is a significant grade change between the buildings. Members inquired as to the height of the buildings. Mr. Levesque estimated it was about 48 feet. Concerns expressed about size of the building and if it would match the surrounding area. Other Google street views were explored.

Concern was raised about the private yard areas for ground floor units and their practical functionality with the site design and proposed slopes. Planner Vinskey suggested the Board may consider translating that requirement into the common yard space.

Mr. Levesque stated their client is an independent developer providing housing, offer apartments in Westfield that are not assisted living or subsidized housing.

Mr. Levesque noted he was confused from the last time plans were shown to the Board. He is meeting the density requirements of the RC zone, he felt he could come back with 2.2 parking space per unit, private yard areas. Following further discussion, the applicant asked for a continuance to try to accommodate concerns. Vinskey asked the Board if they would accept less parking being built with the required balance shown, but held in reserve (not built). No, Board members felt all required parking needs to be built.

Some members felt the height of the buildings was too large/tall and asked if the third floor could be taken off. Mr. Levesque was not immediately amenable. Planner Vinskey noted it is not the Board's job to design the project, but stated the Board's feelings regarding the height were heard. He also suggested a revised building design that was one floor lower in the back to match the site grade could address some concerns - 2 stories in front, 3 in back?

Public comments were invited.

Maryann Babinski- Rogers Avenue - Voiced concerns regarding traffic on North Elm Street , Southampton Road, was there a traffic study done? Air quality with increased traffic flow, also mentioned there is discussion about the possibility of making a no left hand turn off Lockhouse Road.

Member Crowe asked if there would be any trees in the common area? No, due to underground basin. Planner Vinskey suggested there are ways to design the stormwater system to accommodate trees. Mr. Levesque to explore new concepts.

Member Bowen MOTIONED and Member Goyette seconded to continue the hearing to October 17. All in favor.

- RSP Realty LLC for a Site Plan/Stormwater Permit per Zoning Ord. Sec. 6-10 & 4-110 to allow parking lot expansion at 3 & 33 Fowler St. Ext., zoned Ind. A & Res. C

Chair Carellas stated the applicant has requested a continuation. Member Magarian MOTIONED,

duly seconded to continue to October 17. All in favor.

E. Other business

- Request for building permit issuance – open space community (9/20/22 Special Permit) -1342 E. Mountain Rd (parent parcel)

Michael Dupuis addressed the Board. He was before the Board for an open space community and received approval for a 5-lot development. The Conservation Commission has approved the restriction, and he is looking to be able to develop one of the lots.

Member Goyette asked when the restriction will be fully executed. Mr. Dupuis replied to it has been sent to Boston, once they receive it takes a couple of months. Member Goyette asked why not just wait? Mr. Dupuis would like to sell one lot to help with finances.

Planner Vinskey added in exchange for the smaller lot sizes, 8 acres of land was to be preserved as open space. Boston and then Council both must sign off on this, process usually takes a while. There is a condition on the decision (#5) that allows the applicant to proceed with one lot as a building lot, before the restriction gets recorded; but they cannot proceed with the other 4 building lots.

Mr. Dupuis informed the Board he has done what he was supposed to, he has hired an attorney, and has been working with the city. Planner Vinskey confirmed the applicant has been working on this and reminded the Board he could have done these as ANR frontage lots.

Member Bowen MOTIONED, seconded by Member St. Hilaire to allow for one building lot.

Member Crowe	-	Yes
Member Goyette	-	No
Member Magarian	-	Yes
Member Bowen	-	Yes
Member McEwan	-	Yes
Member St. Hilaire	-	Yes
Chair Carellas	-	Yes

- Breighly Way Subdivision – Closeout review

The Board was in receipt of a letter from the Engineering Department recommending releasing the project and reducing their performance guarantee to zero, closing out the project. Member Crowe MOTIONED, seconded by Member Magarian to release the bond and closeout from Subdivision Control. All in favor.

- 102/110 Union St. (Full Gospel Church parking) – compliance review

Planner Vinskey noted the applicant has done a commendable job addressing the concerns of the Board, they added the islands, planted the trees in front, and the lights are shielded, though still not 100% in compliance with the original approval. He received the sign off from the Engineering Department on stormwater, but has not received the “as-builts.”

Member Crowe felt it looks nice, neat, clean, the boulders have been added. Member Magarian

agreed. Member Crowe then MOTIONED, seconded by Member Magarian to accept the site changes made at 102/110 Union Street (Full Gospel Church). All in Favor.

- Definitive Subdivision Plan Endorsement - Pezzini Estates/Dox Road improvements

Planner Vinskey stated the Board was now in receipt of a covenant, and with that the Board should be able to endorse the plans, which show the required modifications. Member Magarian MOTIONED, seconded by Member Bowen to endorse the plans. Approved 6-1 (Goyette opposed).

F. Announcements/Future agenda items. None

On a MOTION made by Member Magarian, SECONDED by Member Bowen, to adjourn, all were in favor at 9:13.

APPROVED