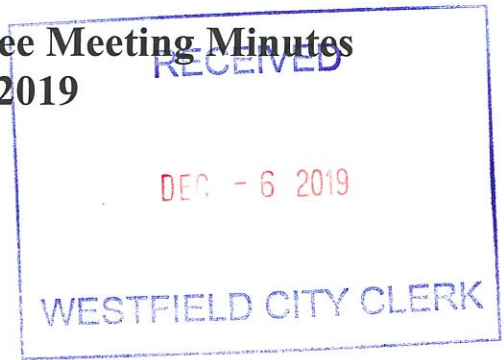


Zoning Planning Development Committee Meeting Minutes

Tuesday, Oct 15th, 2019



The meeting was called to order at 6:12 PM
Councilor Morganelli asked for a 5 Minute Recess
Councilor Surprise motioned for 5 Minute Recess
Morganelli 2nd 2-0 Yes
Meeting Called Back to Order 6:19 PM

Committee Members Attending: Nick Morganelli (Chair), Andrew Surprise, Matthew Emmershay (arrived 7:07 PM)
Committee Members Absent: None
Other Officials in Attendance: Councilors Babinski and Harris, City Planner Jay Vinskey, Planning Board Member Rich Salois, Building Dept. Carissa Lisse, Assessor Robin Johnson

Councilor Morganelli asked if any individuals present were recording or live streaming the meeting on social media by video or audio device.

- Councilor Morganelli advised he was audio recording for purposes of minutes

Surprise: Motion for Item 4 Out of Order
Morganelli: 2nd
2-0

- Item 4: Review of City Zoning Laws, Regulations and Permitting Processes
 - Discussion of Munis upgrades for Permitting process with Building Dept – Cariss Lisse and Assessor Robin Johnson.
 - Munis is great on city side
 - No one to manage permitting side of Munis
 - Westfield has robust GIS System
 - I've asked Engineering to see if software will work to allow entering an address on GIS online, and it allow applicant to enter data online and GIS will automatically populate fields for online applications.
 - Munis is promising revised software application for permitting.
 - Also will include VISION (For Assessor)
 - Site plan approvals site plans will be going from planning board to building department, and not allow builder to submit plans.
 - Intergov is new software package – Would enable building dept. to move to online permitting
 - Department could coordinate through software
 - Connects GIS
 - Public Records Requests
 - Allow zoning permits to be viewed by the public.
 - Better tracking, not as cumbersome, compatible with systems.
 - Compatible with VISION can connect.
 - About a year to implement and get everyone trained.
 - New Staff person will be necessary.
 - Assessing Values
 - Software in Assessor is for property information by the Building Dept.
 - VISION will feed data to the Intergov system in order to assist in permit process.

Surprise: Motion to keep item 4 in Committee.
Morganelli: 2nd
2-0 Yes

Item 1: Public Participation

Bridget Kane: Why is Item 3 on agenda.

Morganelli: Was never removed from Committee when Hospital withdrew without prejudice from Council meeting. Just needs to be removed.

Morriss Partee: Discussion on need to change Marijuana zoning for retail, right now only allowed in Industrial A. Submitted Documents regarding Cannabis Zoning.

Lucielle Nason: Sober Homes. Know homes are covered under FHA and ADA. Parking for residence and issue, property upkeep, building permits required? Questions that need to be asked:

- Using Plywood beds?
- Do building codes require ramps?

Lisa: 23 Pleasant St.

- Adamantly against it.
- Codes and Requirements need to be established.
- Neighbors having to maintain the property, as the owner is not doing so.

East Mountain Road Property:

Kathy Hillman: Parcels 59R2 and 59R3 and 59R21 - Located off E. Mountain Road. Deforested land, no permits taken out by owner. Owner has Fish and Wildlife cease and desist order (endangered wildlife) Wetlands and Endangered Species. No sewers in area. Enforcement Actions needed.

Jeff Neece: Laws NPDES - Federal Stormwater Management plan, which needs to be on sight. ConCom, DPW, Building may be the departments to look into this.

Surprise: Motion to close Public Participation.

Morganelli: 2nd - 2-0 Yes

Item 3: Baystate Noble Hospital – Hospital Zone Change

Surprise: This item was withdrawn by Baystate Noble at previous Council meeting.

Surprise: Motion to remove with no Action

Morganelli: 2nd – 2-0 Yes

Item 5: Sober Living Home Regulations

Sober Homes Questions

- Surprise: If we enact zoning requirements for Sober Living Homes, I believe the law requires us to enact the same regulations for all Group type homes. Is that correct? Defer to Law Department.
- Jay Vinskey: Setbacks between homes.
- Zoning Requirements
 - Can we regulate the distance between Sober Homes?
- Over-Regulation
 - Building Codes
 - Handicap Ramps
 - Sprinkler Systems

Chair allowed questions and discussion by public.

William Johnston: 67 Highland Ave.
Renters are not a family.
What is classified as

Bridget Kane: Sherman St Sober Home

- Parking Huge Issue
- Smoking
- Residential Permit Parking

- Chris 27 Holland Ave.
 - Problems with Parking

Councilor Emmershly arrived 7:07PM

Surprise: Motion to Hold in Committee and Refer to Law
Emmershy: 2nd
3-0 Yes

Item: 6 Flag Lots

Morganelli: Beltrandi researching other communities, and asked for item to be held in committee.

Morganelli: Planning Board wants to create new Flag Lots.

Emmershy: Premature to take action until Councilor Beltrandi gets back to ZPD.

Surprise: Motion to hold in Committee.
Emmershy: 2nd
3-0 Yes

Item 7: merger Doctrine

Emmershy: Merger Doctrine needs to be removed. Stumbled upon it due to Flag Lots research.

Surprise: If someone purchases a piece of property to build multiple buildings.

Discussion: It would cause parcels that abut owned by same owner, but of different land use types to default to a one Residential lot if one lot was residential.

Morganelli: Jay Vinsky sent proposed Merger Doctrine protection ordinance change language. We should not vote on tonight, and research further.

Emmershy: Language needs to changes. Motion to keep in Committee

Item 8: Retail Marijuana Zoning Review

Brief discussion by committee on benefits and issues with changing existing zoning. Discussion on possible sighting for business types.

Emmershy: Motion to keep in Committee.

Surprise: 2nd
3-0 Yes

Emmershy: Motion to adjourn.

Surprise: 2nd
3-0 Yes

Adjourned: 7:50PM