



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

October 19, 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
 Bernard Puza (Associate)
 Richard Salois (Associate)

Jay Vinskey, Principal Planner
 Christine Fedora, Secretary

Chair Carellas called the meeting to order 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 during the public participation portion of the meeting regarding any matter not subject to a public hearing. None.
- B. Review and approval of previous meeting minutes (10-04-21, 10/05/21)
Planner Vinskey stated the 10-04-21 minutes were not ready. Member Crow MOTIONED, seconded by Member Goyette to approve the 10/05/21 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 - Data Center - off Servistar Industrial Way.

While waiting for the petitioner to come forward Chair Carellas disclosed that the City of Holyoke ran a tour of buildings that was open to the public. One of the buildings was the Massachusetts Green High Performance Computing Center. He and Members Crowe and Puza attended.

Erik Bartone handed out materials addressing the Board's concerns from their last meeting: fire protection, diesel generator fuel, tank designs specs and chillers. Member Magarian being absent, Chair Carellas selected Member Puza to serve as the alternate as he is the longest serving alternate.

Mr. Bartone gave a review of the handouts. Items discussed were:

- Design concept
- Fire protection multi technologies system, different parts building require different materials and designs
- The wet system, high pressure low volume system which is used on non-data hall areas, common areas, highways, meeting areas, areas that don't have issues with electrical equipment.
- Data halls UPS systems, main electrical rooms have an inert gas system one of the manufacturers of this system is 3M, chemical that snuffs out oxygen. It is designed to minimize equipment damage.
- Equipment specs for diesel generator. Explained the way they are designed. 24 megawatt data center peak load of 36 megawatts generators roughly around 3 megawatt generators one is Cummins. Each Data center would have 13, additional unit. Each one has its own dedicated fuel storage tank below the generator, double lined, stationery not moving, fully monitored through the system that monitors tank levels if it were to ever spill or leak it would be detected electronically.
- Daikin mfg. manufacturer of air cooled chillers, good information that talks about efficiency of systems and how used in these type of applications.

Member Puza asked if the Novec 1230 has halon in it. Mr. Bartone replied he didn't think so but he was not 100% sure. Member Puza asked if the Novec system goes from liquid to gas? Mr. Bartone replied yes. Member Puza asked how much goes into each? Mr. Bartone replied they are stored in cabinets separately. The volume is not that high they are located in a couple of scuba tanks. Puza how close to computers? Usually in closet, utility closet that has power panel. Mr. Paul Corey noted in the specs it states they are halon free. Member Bowen noted the specs state it's nontoxic to humans.

Member Salois stated he had done the calculations based on the numbers provided and he found the noise levels are not as bad as he thought, it will be less than the sound of a jet in about a half mile away. He was comfortable with the sound impacts but voiced concerns regarding filling the tanks; he felt there should be a containment system around the tanks as well. Mr. Bartone said they would support that.

Member Bowen asked about the generator tanks, 6500 -13000 gal., he asked about the larger tank, the photos presented were the 6500 gallon tanks, is the larger tank wider or taller? How is the additional space accommodated for? Mr. Bartone replied it usually goes up; a lot of it give range 6500 - 13000 depending on outage studies, working on one with Eversource now and proceeded to explain the study will be done by mathematical calculation.

Member Salois inquired about the exhaust stacks, will there be some type of a collector on it to scrub as it comes out? Mr. Bartone replied there are after treatment systems that are built into the exhaust systems, depending on what DEP says it will be specified with the after treatment systems so they will be collected.

Member Puza asked what the disadvantage would be to natural gas or diesel fuel? Mr. Bartone replied the dual fuel systems are typically not as reliable, so engineers design those type of systems, they kind of over design them. They are starting to see transition in the development to natural gas. Mr. Bartone explained how the conversion to natural gas would go in the future and what steps would be necessary to complete this. Member Bowen asked if they considered going all natural gas from the start. Mr. Bartone replied they wanted to but are getting pushed back from the engineering community, they said same thing, they felt the design isn't ready to carry the UPS load. Design folks hesitant with that, getting very close. That's why need to bring gas in, don't want to deal with down the road.

Member Crowe inquired about the water usage. She asked how could 400 gallons per building be used when the buildings range from 80,000 s.f. to 130,000 s.f. and each uses 400 gallons? Mr. Bartone informed her the 400 gallons base line is an average of all the buildings. It isn't that significant an amount of water. He further added this 400 gallons is potable water it does not include the landscaping, irrigation requirements.

Chair Carellas asked if the 400 gallons water includes the cooling system? Mr. Barton informed him it includes the cooling system, make up water. Mr. Bartone gave further examples of the potable water which include bathroom water, kitchen, cleaning up water, loading dock area and HVAC system. It does not include anything outside.

Member Crowe asked where the water would come from if there was a fire? Mr. Bartone replied it would be drawn from the fire system, it is a dedicated system which is a separate and draws off a separated water supply.

Member Bowen asked about the design of the fences? What kind of fences would be used? Mr. Bartone informed him it would be the architectural kind, typically not chain link, maybe 8 - 10 feet tall, there will also be security cameras and motion detectors on site.

Member Salois asked when they plan on breaking ground? Fall of 2023. Mr. Bartone noted there is a lot of site work that needs to be completed, there also needs to be a lot of coordination with the utility, site work and preparation with Eversource.

Member Crowe asked if they were going to donate a tree back to the city for every one removed? Mr. Bartone noted no, they would be offering/donating the trees that are taken down. Member Salois thanked Mr. Bartone for their additional commitment.

Chair Carellas opened the public comment.

Joshua Ouellette - 31 Meadowbrook Lane.- showed a time lapse/google aerial of the property from 1984 to today. He further noted this is the last big tract of land up there, voiced concerns

regarding health issues, mental health issues, air quality. He further asked if the plan is approved, require all plantings to be native species.

Chair Carellas asked if he thought of using native plants? Mr. Bartone stated this is something near and dear to him and that they would be willing to have open conversations about it. There are sections of land that are not being developed, about 80 acres, that is something they could look at and discuss.

Planner Vinskey noted we have received a letter with conditional approval from the Engineering Department for Stormwater. He further added the landscaping plan does show native plantings proposed.

Chair Carellas noted they still have to go through Conservation.

Members discussed additional conditions: Changes to generators, Changes to fire suppression system, Exhaust system and tanks, Native plantings

Mr. Bartone further noted there is a potential area where the bees could be addressed, that is open for discussion. No fencing around the turtle habitat area

Joshua Ouellette - Asked if it would be possible to install tunnels under the roadways for turtle crossings? Mr. Corey stated they still need to go through the MEPA and Natural Heritage process, that need will be addressed by them.

Chair Carellas read the draft conditions:

The Board found valid cause and authority, pursuant to Sections 1-50., 6-10.2 & 4-110 of the Zoning Ordinance, to impose the following conditions of this approval, which is two-fold:

1. Campus Master Plan Approval

- a. Recognizing that this is a multi-phased development project, the Board grants the following discretionary/use approvals in the context of a complete buildout: Special Permit for Building Height (3-130.6 3-140.8) provided any structures over 60 feet are limited to accessory elevator and mechanical equipment housing; Special Permit for buildings over 100,000 square feet (3-130.3(4), 3-140.3(2)). Special Permit for shared parking (7-10.7) as a means to reduce to the parking requirement to that quantity indicated on the master site plan.*

Phase 1 construction being commenced within 3 years shall be sufficient exercise so as to preserve the validity of the above special permits for all future phases.

- b. The site shall be developed in substantial accordance with the approved master site plan, entitled "Master Plan" for Servistar Data Center Campus, sheet C 1.0 revised 9/23/21 as prepared by Curtis Jones and Associates (Project #3829), as may be amended herein.*

Plan Modifications

To comply with 3-140.6(1b, 2 & 3) the subject buildings and development areas within the Industrial Park District at proposed the Data Centers on either side of Campanelli Drive (#9 & #10) shall be relocated such that they are not less than 200 feet from any residential district, not less than 50 feet from the street right of way line, and not less than 20 feet from the Industrial A district (unless variance relief is obtained from the Board of Appeals).

- c. *Prior to any land disturbance or construction related to any future phase, a Site Plan Approval and applicable Stormwater Management Permit shall be required, notwithstanding that such development must comply with the zoning ordinance as subsequently adopted and in effect at that time. (As the maximum filing fee has been paid with the master plan submission, each subsequent filing shall require only payment of the base/minimum filing fee for a site plan/stormwater permit).*

2. Phase 1 Development Approval

- a. *The site shall be developed and maintained in accordance with the approved site plan, entitled "Servistar Data Center Campus Phase 1" sheets C2.0, C2.1, C2.2, C2.3, C3.0, C3.1, C3.2, C3.3, C4.0, C4.1, C4.2, C4.3, C5.0, C5.1, C5.2, C5.3, C6.1, C6.2, C6.3, LA1.1, LA1.2, L1.1, L1.2, C7.1, C7.2, C7.3, C7.4, C7.5, C8.1 revised 10/15/21, as prepared by Curtis Jones and Associates (Project #3829), signed and sealed by Curtis Jones, P.E. (as may be amended herein); and constructed in general appearance with the submitted architectural representations (pages 15-17 of the Project Narrative Addendum),*

Plan Modifications

- a. *Catch basins shall be revised to be off-line (not having flow from upstream structures running through them) where credit for deep-sump hooded basins is being taken.*
- b. *The switchyard perforated pipe drainage system shall be depicted on the plans.*
- c. *Additional catch basins and water quality structure shall be designed and installed at the driveway from the project site to Ampad Road.*
- d. *A shallow basin shall be added at the southern corner near the driveway intersection from the project site to Servistar Industrial Way, with the proposed driveway diverted toward the basin and an outlet control structure connected to the existing drain manhole near Servistar Industrial Way.*
- e. *? ground/entry sign*

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.

- b. *A copy of the Illicit Discharge Compliance Statement and Stormwater Pollution Prevention Plan (SWPPP) shall be furnished to the Board prior to construction.*

Standard Stormwater Permit Conditions

- c. *(Pre-construction) No work shall commence until a pre-construction conference has been held between the applicant/owner, the contractor, City Stormwater Coordinator (DPW) and other appropriate city officials and project personnel. Where applicable, a copy of the Notice of Intent to comply with the EPA's NPDES Construction General Permit and evidence of the EPA's receipt/authorization shall be provided at that conference.*
- d. *(Post-construction) Upon completion of construction, the applicant shall provide the Board with an "as-built" record plan and a written statement from the project engineer, with his/her professional seal affixed, certifying that all work (Phase 1) has been done in accordance with the approved plans and applicable conditions of this approval, or otherwise noted, and that stormwater management system is functioning as designed, including any supporting evidence. The Board reserves the right to require a performance bond to ensure that outstanding issues are suitably addressed. Occupation permits will not be granted until corrections to all stormwater practices have been made and accepted.*

- e. (Maintenance & Inspections) Maintenance of the stormwater management system shall be in compliance with the submitted "Long-Term Best Management Practices Operation & Maintenance Plan and Pollution Prevention Plan" (Appendix O of the Stormwater Management Report prepared by Curtis Jones and Associates, revised 10/15/21). Inspection reports, completed not less than once annually, shall be submitted to the City Stormwater Coordinator (DPW).
- f. (Administration) This Stormwater Management Permit approval grants no relief from any other requirements of the City of Westfield Stormwater ordinance, including performance standards, operation, maintenance, inspections and enforcement. The City Stormwater Coordinator is hereby authorized to serve as an agent of the Board in the administration of this component of this permit.

And members reviewed the Draft findings:

DRAFT Findings

(1) The specific site, and proposed novel use, is an appropriate location for buildings over 100,000 SF and exceeding 60 feet height, and for parking reduction by the way of shared parking; (2) The use, despite its size, will not adversely affect the predominately industrial neighborhood; specifically, the project will produce disproportionately less traffic (including truck traffic) than many other existing or potential uses; (3) Adequate and appropriate facilities, including parking, will be provided for the proper operation of the proposed by-right base use; (4) The plan as approved conforms to all rules and regulations unless specifically waived.

In reviewing the site plan relative to Phase 1 development, the Board found that (1) the proposed site plan is in conformance with the intent of the industrial zoning districts and does not take precedence over specific provisions of the zoning ordinance; (2) all buildings, structures, uses, equipment and materials are readily accessible for police and fire protection as the plans have been submitted to public safety departments with no exceptions taken; (3) adequate off-street parking and loading spaces are provided to prevent on- and off-street traffic congestion, given the parking management/narrative provided for this unique use; all parking spaces, maneuvering areas are suitably identified and designed to meet standards specified within this ordinance; and provision is made for safe pedestrian movement within and adjacent to the property by the installation of sidewalks; (4) proposed pedestrian access ways do not create traffic hazards and are: adequate, but not excessive in number; adequate in width, grade, alignment, and visibility; adequate distance from the street corners, places of public assembly and other access ways; and adequate design for other safety considerations; (5) the general landscaping of the site complies with the purpose and intent of this ordinance; existing trees preservation is not feasible; parking, storage, refuse and service areas are suitably screened during all seasons from the view of adjacent areas and public rights-of-way (6) lighting of the site is adequate at ground level for the protection and safety of the public in regard to pedestrian and vehicular circulation; that the glare from the installation of outdoor lights is properly shielded from the view of adjacent property and public rights-of-way; all new lighting must comply with the standards specified in the ordinance as no waivers were granted.

(7) All utility systems are suitably located, adequately designed and properly installed to serve the proposed uses, and to protect the property from adverse pollution. More specifically, and following review by the City Engineer the Board found: (a) stormwater management and erosion and sediment control measures are consistent with the purposes and objectives of the Stormwater Management Ordinance (Chapter 16, Article II, Division 4 of the Westfield Code of Ordinances); (b) the stormwater management plan meets the performance standards described therein; (c) the erosion and sediment control plan meets the design requirements (d) and will adequately protect the water resources of the community and is in compliance with the requirements of the Stormwater Management Ordinance. The Stormwater Management Report is acceptable for documenting the requirements of the City's Stormwater Ordinance and issuance of the Stormwater Permit. However, minor revisions may be required as the project advances into future phases and environmental permitting. Minor revisions to the grading along the north and east side of Accessory Building #1 are anticipated. Those revisions will be discussed while the Conservation Commission review, due to the close proximity of wetlands. If copied on all discussions, such changes may be accepted administratively by the City Planner.

Additionally, (8) there are no sensitive environmental land features such as large rock outcroppings, nor public scenic views or historically significant features affected; steep slopes will be adequately addressed and stabilized; special habitat areas will be preserved and Conservation Commission review regarding wetlands impacts will be required; (9)

the location and size of the facility for a neighboring use, as well as the nature and intensity of the operations involved or conducted in connection therewith, will be in general harmony with the surrounding industrial neighborhood. (10) Finally, Special Permits requested under 3-140.6(1b & 3) are not granted, as this Board finds no authority or jurisdiction to do so.

The Board inquired if they would be having a sign? Mr. Bartone felt they would like to have a sign off the main entrance off Ampad Road and probably some sort of a ground sign identifying the campus. Member Puza asked about the sign on the corner of Root Road and Servistar? Mr. Bartone replied if there is already a sign there they would like to be included on it.

Planner Vinskey stated if the Board does not have any concerns or conditions regarding a sign, they can leave it to what the ordinance allows.

The Board reviewed additional conditions they would like added, in addition to native plantings: specs for Scrubbers on the generators and fuel containment/collection, plus notice of any future changes in the generator or fire suppression systems.

Planner Vinskey suggested the condition that prior to the building permit, the above finalized information be submitted. Agreed.

Member Crowe MOTIONED, seconded by Member Puza to approve the Special Permit/Site Plan/Stormwater – Data Center – off Servistar Industrial Way with conditions/findings as read and discussed.

Member McEwan	-	yes
Member Puza	-	yes
Member Goyette	-	yes
Member Crowe	-	yes
Member Bowen	-	yes
Member St. Hilaire	-	yes
Chair Carellas	-	yes

E. Other Business

- Discussion of regulation/limitation of marijuana production operations

Member Salois shared his concerns regarding the number of marijuana facilities in Westfield and possible future shops and or cultivation operations, he further reviewed the current businesses as well as in process businesses that are coming to the Board. He felt there are too many and he does not want the city to be known as the marijuana city, he would hate to see Westfield become the center for marijuana growers. He felt the Board should start looking to put something forward that would limit the amount of growers.

Planner Vinskey informed him the formula for limiting the number of retailers that are allowed comes from the state, but they don't specify limiting cultivators. He felt the Board should look into the legalities of limiting the numbers of growers, and if permissible should be in the general (non-zoning) ordinance which is how retailers are limited.

It was also noted there needs to be a host community agreement with the Mayor, so some control that way. Member Goyette stated the cultivation also requires a HCA. Member Salois asked if the Board has any control as to where they can go? Planner Vinskey stated it's currently addressed in the zoning ordinance (IA, BB districts); that could be amended. The Board agreed to discuss further in January.

- Temporary Signs

Members discussed the sign issues as it relates to Heka, Cannabis Connection and the advertising of "marijuana" as well as being off the property. Member Crowe also noted she looked on the CCC website and read their regulations.

Member McEwan felt this is not a Planning Board issue, looking at the use regulations in a residential district (Heka), signs are limited to 6 square feet and it must be within the lot lines. He felt the building inspector should be notified; it is an enforcement issue. Planner Vinskey also noted that temporary sign issues on the City Council's agenda for October 21.

The meeting was adjourned at 8:45.