

Section 3-150 AIRPORT DISTRICT

3-150.1 - Intent.

The City of Westfield owns and operates a municipal airport to serve the aviation needs of the city and region. As a result, it is imperative that guidelines be established to promote compatible development, protect the airport, and minimize any adverse impact on the surrounding neighborhoods. The intent of this Article is to:

- 1. Provide for future development of the airport to better serve the community;*
- 2. Encourage the establishment of uses that are compatible and foster a harmonious relationship between the airport and the surrounding area.*

3-150.2 - Definitions and Boundaries.

- 1. Airport District-District that provides for uses compatible with airport Facilities and operation. This District is defined as the area that is owned by the City of Westfield and designated as within the boundaries of Westfield-Barnes Airport.*
- 2. Airport Owner – The City of Westfield is owner of Westfield – Barnes Airport*
- 3. Westfield Airport Commission – That City board which, pursuant to M.G.L. Chap. 90, Section 51D, et seq. and Code of Ordinances, City of Westfield, Section 5-11, et seq. (1971) Rev. 1977, has the custody, care and management of the Westfield Barnes Airport.*

3-150.3 - Site Plan Review Uses.

The following uses are allowed by right upon approval of the site plan by the Planning Board. All standards, regulations and requirements of Article VI of the Westfield Zoning Ordinance shall apply.

- 1. Aircraft manufacturing and restoration.*
- 2. Uses required for airport operations and support services; uses that are normally associated with air transportation facilities including but not limited to: runways, taxiways, terminals, storage and repair garages and hangers, tiedowns, aviation fuel storage provided that in the event fuel storage shall be in underground storage tanks all standards of the Westfield Underground Storage Tanks ordinance are met and a vinyl tertiary containment system is provided as well as outside monitoring wells, and fueling facilities provided they are placed in impervious pads with containment structures sufficient to hold accidental spills or leaks, control towers, navigational aids, weather data collection devices; and other uses and structures necessary for the day-to-day operation of a commercial airport.*
- 3. Establishments providing aircraft related services such as engine repair, bodywork, aircraft design, sales of aircraft, and aircraft related equipment and services.*
- 4. Establishments providing services customarily associated with and ancillary to air transportation such as travel agencies, auto rentals and taxi stands.*
- 5. Establishments for the training of pilots, navigators, air traffic controllers, flight attendants, travel agents, mechanics and other air transportation related crafts, trades or professionals.*
- 6. Home Occupation (See Section 5-100.1) (no site plan review required) (7/01/10)*
- 7. Large Scale Solar Power Generator, provided that for any such use occupying a footprint of more than 30,000 square feet or occurring within 150' of any residential use, the Planning Board has issued a site plan approval and found that the impact of the facility from abutting properties and public ways will be suitably mitigated. (9/8/15)*

3-150.4 - Special Permit Uses.

The City recognizes the following uses have unique and far-reaching effects on the surrounding properties, abutting neighborhoods and the overall safe operation of the airport. For these reasons the uses listed below are allowed by Special Permit, to be granted by the listed authority. All standards, regulations and requirements of Article I, Section 1-50 of the Westfield Zoning Ordinance shall apply.

1. *Outdoor storage facilities:*
 - a. *outdoor warehousing; (City Council)*
 - b. *recycling and temporary storage of non-hazardous wood waste not including chemically-treated lumber of demolition materials; (City Council)*
2. *Recreational Uses (Planning Board)*
3. *Hotel or Convention Center. (Planning Board)*
4. *Light industrial uses such as the manufacturing of clothing and textiles, small electrical appliances and supplies, scientific and electronic instruments, jewelry and watches, the manufacturing of small products from already prepared materials, or the packaging of small products. (Planning Board)*
5. *Office buildings. (Planning Board)*
6. *Airfreight handlers, including customer receiving areas, distribution centers and warehousing. (Planning Board)*
7. *Commercial earth removal (Planning Board) (See Section 5-20) (9/15/05)*
8. *Any proposed use that will discharge a cumulative total of more than 25,000 gallons per day of waste into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). This shall apply to both new uses and to any alteration, extension or expansion of an existing use which would result in a cumulative total of more than 25,000 gallons per day of waste being discharged into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). (Planning Board) (1/19/06)*
9. *Home Based Business (See Section 5-100.2) (7/1/10)*

3-150.5 - Prior Airport Commission Approval.

The Westfield Airport Commission must approve of any and all uses proposed in the District in advance of any applications for Site Plan Review or for a Special Permit. Upon approval of said Commission, the party seeking a proposed use in the District shall seek, as required, Site Plan Review or a Special Permit of the appropriate authority as designated in Sections 3-150.3 or 3-150.4.

(1/21/93)