



City of Westfield

PLANNING BOARD
Philip McEwan
Peter Fiordalice, Vice Chair
William Carellas
Jane Magarian
Carl Vincent
Cheryl Crowe, Associate
Raymond St. Hilaire, Associate

March 15, 2016

Chairman McEwan called the regular meeting of the Westfield Planning Board to order at 7:00 pm in the City Council Chambers, 59 Court Street, Westfield, MA.

PB MEMBERS PRESENT
 MEMBERS ABSENT

- Philip McEwan, Chair
- Peter Fiordalice, Vice Chair
- William Carellas
- Jane Magarian
- Carl Vincent
- Raymond St. Hilaire (Associate)
- Cheryl Crowe (Associate)

STAFF

- Jay Vinskey, Principal Planner
- Christine Fedora, Secretary

A. **PUBLIC PARTICIPATION**

Chairman McEwan asked if there was anyone in the room who would like to address the Board during the public participation portion of the meeting regarding items not currently before the Board.

There being no one heard the Board proceeded to their next item on the agenda.

B. **REVIEW AND APPROVAL OF PREVIOUS MINUTES**

Vincent MOTIONED, seconded by Fiordalice to approve the February 16, 2016 minutes. All in favor. MOTION passes.

C. **Review of "Approval Not Required" Plans**

Chair McEwan turned the Chair to Vice Chair Onyski to conduct ANR's.

- Medeiros Way/70R-1 – A.J. Virgillio Construction
The Board voted unanimously to endorse the plan.
- 10 Arnold St-PVTA/City of Westfield (revision to previously endorsed plan)
Vinskey noted this was a slight revision to some easements on the plan the Board previously approved. The Board voted unanimously to endorse the updated plan.

Prior to opening the public hearings Chairman McEwan informed the petitioners there are only 6 members attending the meeting tonight which means a 5 out of 6 vote is needed to approve most applications tonight.

D. **Posted Public Hearings (and possible deliberation & decision)**

- Continuation – Special Permit/Site Plan/Stormwater Permit – 110 Airport Rd. (Barnes Airport) – new hangar.

Robert Levesque of R. Levesque Associates asked for a continuance as his client is having some leasing issues. Fiordalice MOTIONED, seconded by St. Hilaire to continue to 4-19-16. All in Favor. MOTION passes.

- Continuation – Def. Subdivision (single lot) – Parcel 71-1/end of Fairfield Avenue.

The petitioner Sviatoslow Plypenko gave a brief summary of the plan to the members. He informed the Board the Conservation Commission has walked the lot, they like the T turn around as presented this will allow for a 30 foot buffer zone from the wetlands. There will be ample room for the snow to be spread, noting he has cleaned up the site and it looks good.

Vinskey informed the members the 1988 decision has been added to the computers noting at that time the cul-de-sac was also waived.

McEwan felt the T turnaround is not ideal but it is better than not having any turn around, adding it does have limited space. The Board briefly discussed the safety issue as far as rubbish services go. Mr. Pylypenko noted the area will be cleared, noting the removal of snow will help too. McEwan voiced concerns regarding the parking is tight in that area and it might become a parking lot. Vincent reviewed the 88 version of the application, pointing out they requested 13 waivers on page 1 it shows a 50 foot easement for a turn around, why hasn't that transpired already, maybe back then planning board created problem, downsized a lot of the requirements, he noted he could not support this application.

McEwan noted the public comment has been closed and asked if there was any further discussion? Fiordalice asked if there would be anyway to increase the turn around? Mr. Pylypenko said he could make it to 22 feet. Mr. Pylypendo stated he would be putting in no parking signs. Members inquired if additional houses could be put on this lot? Vinskey replied there is only enough frontages for 1 lot, 1 house.

Carellas asked if he has the Conservation findings in writing? He informed the Board he has not received them yet. The Board briefly reviewed the changes they would like to see. The Board felt that 24 feet wide may be good and inquired as to what happens with Conservation? Vinskey informed the Board you have to approve the plan as you see fit, if there are any changes they have to get Conservation approval as well.

Following a Motion to close hearing, Chairman McEwan read the proposed findings and conditions into the record:

WAIVERS

After finding that it was in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law for this street extension, the Planning Board waived strict compliance with the following provisions, in accordance with Section 81-R of the Subdivision Control Law and Section IX(B) of the Subdivision Rules and Regulations. All other Subdivision Rules and Regulations of the City of Westfield remain in force and shall be applicable.

The following requested waivers to the Subdivision Rules and Regulations:

Design/Construction Requirements: (1) Street length in excess of 1000 feet; (2) T-turnaround in lieu of cul-de-sac, as depicted; (3) Water (Water Commission) and sanitary (City Engineer) pre-approval; (4) Stormwater calculations; (5) Location of electric, CATV, gas, telecomm utilities; (6) Sidewalks, curbs, street trees.

Filing/Administrative Requirements: (1) Development impact statement; (2) requirement for homeowner's association; 24 feet (3) Review by Health Officer in lieu of Board of Health; (4) Landowner signature/authorization; (5) Filing fee reduction.

PLAN MODIFICATIONS

Mylar plans submitted for endorsement shall include the following revisions:

1. The "Parcel A" notation shall be revised to read: "Parcel A to become part of Fairfield Avenue Layout. The subdivider shall retain title to Parcel A until conveyed and accepted by the Westfield City Council or duly incorporated homeowner's association, or for at least two (2) years after completion of required improvements, whichever is the lesser."

2. The southernmost sanitary manhole (existing) shall be shown on the plan/profile as the connection location from the proposed force service connection.
3. If public water is to be utilized, any water main/appurtenances and service connection requirements of the Water Department shall be shown on the plan.
4. Plans are to bear the seal of a Massachusetts-registered surveyor or engineer.
5. Driveway and private lot (Parcel B) improvements may be omitted or revised to conform to any requirements of the Conservation Commission.

CONDITIONS

The Board found valid cause and authority, pursuant the Subdivision Rules and Regulations, to impose the following as conditions of this approval:

1. From the commencement of construction, all roadway/turnaround work shall continue in an uninterrupted and timely fashion until the project is completed. Failure to so comply may be cause for the Planning Board to rescind this approval.
2. If the existing terminal sanitary manhole is determined to be in disrepair, a new/repared manhole per city standards, will be required at the subdivider's expense.
3. The subject extension/turnaround shall be made available for all customary public uses.

Chairman McEwan also noted adding standard No Parking signs. Vinskey informed the Board a private way can be posted, but if accepted as a public way would need city ordinance to create no parking zone.

GENERAL REQUIREMENTS & LIMITATIONS

The subdivider is advised of the following procedural matters and policies in addition to, or associated with, the governing Subdivision Rules and Regulations:

1. The subdivider shall arrange for City inspection at appropriate phases of roadway/turnaround construction.
2. The responsibility for the maintenance (including snow removal) repair, reconstruction of the roadway and utilities shall remain with the subdivider, his successors and assigns, unless and until the City Council has accepted the streets as city streets.
3. The applicant is responsible for timely recording of the endorsed plans, at his expense, at the Hampden County Registry of Deeds.
4. The Superintendent of Building will issue no building permit until the plan is recorded, and no occupancy permit until at least the roadway/turnaround binder course has been installed (subject to performance guarantee requirements).
5. The Planning Board retains its jurisdiction and the right to, on its own motion, modify, amend, rescind or revoke its approval of this Definitive Subdivision Plan, after holding a Public Hearing in accordance with M.G.L. Chapter 41, Section 81T, when it believes that there is material noncompliance with the terms or intent of its decision.
6. Definitive plan approval or endorsement does not constitute the laying out or acceptance by the City of any street or public improvement shown thereon, and this decision is not a contract for street acceptance nor shall it compel acceptance by the City. Should the subdivider seek City street acceptance, he shall submit: A formal request, accompanied by as-built plans, that the street be accepted by the City as a City Street; A document, the form and content of which is acceptable to the City Solicitor, deeding the proposed public

roadway to the City; Copies of all of the recorded lot deeds showing that the applicant has retained rights to the subdivision road right-of-way, or certification from the subdivider's attorney that all deeds to lots contained phrasing which retained his rights to the right-of-way.

PLAN DEVIATION

The Definitive Plan shall not be changed unless amended in accordance with the public hearing provisions set forth in M.G.L. Chapter 41, Section 81-W, except that unless directed otherwise by this decision, the plan shall and must be modified only to comply with all requirements of the Rules and Regulations. Notwithstanding, minor technical changes may be allowed with approval of the City Engineer.

APPEAL

This decision is subject to appeal in accordance with M.G.L. Chapter 41, Section 81-BB within 20 days after being filed with the City Clerk.

Vinskey briefly reviewed the changes the Board would like consolidated into the decision. Two no parking signs – one at each end - added as condition. Vinskey inquired if the Board settled on a 24' roadway width adding that 20 feet is generally acceptable to the City Engineer as a minimum, Fiordalice agreed and the Board felt that 20' was fine and may be more acceptable to Conservation. Vinskey suggested this be added under plan modifications.

McEwan asked about the 50 foot right of way to Berkshire Drive? Mr. Pylypenko replied yes there is but the abutting properties are using it; he cannot access it.

Further discussion?

Fiordalice MOTIONED, seconded by St Hilaire to approve the decision and conditions as amended and the definitive subdivision plan. St. Hilaire seconded.

Approved 5-1 (Vincent opposed).

Mosely School

Ellen Freyman informed the Board she has submitted the supplemental information the Board requested as well as addressing the comments from the Planner and the Stormwater Design have been addressed.

Vincent inquired if the playground issues were ironed out? Lentini informed him she would be communicating with Mark Cressotti adding it will not affect the plan itself, it could be an opportunity for a partnership.

Questions?

In favor?

Opposed?

Concerns of board?

Carellas MOTIONED, seconded by Fiordalice to close the hearing. AIF.

McEwan read the draft findings and conditions into the record:

DRAFT Findings

(1) the specific site is an appropriate location for the multifamily development proposed, as well as the building height in excess of 35 feet, consisting mostly of an existing structure (2) The use as developed will not adversely affect the surrounding residential neighborhood, and represents an appropriate reuse of a vacant property. (3) Adequate and appropriate facilities will be provided for the proper operation of the use, as depicted on the plan. (4) The plan, as approved, conforms to all other rules and regulations.

In reviewing the site plan, the Board found that (1) The proposed project and site plan is in conformance with the intent of the underlying district and does not take precedence over other specific provisions of the Ordinance; (2) All buildings, structures, uses, equipment and materials are readily accessible for police and fire protection, as the plans

have been submitted to, and not been objected to, by public safety Departments; (3) Adequate off-street parking and loading spaces will be provided to prevent on-street and off-street traffic congestion; all parking spaces and maneuvering areas are suitably identified and designed to address standards specified within this ordinance; and pedestrian and vehicular circulation is sufficiently segregated to ensure safe pedestrian movement within and adjacent to the property by the installation of sidewalks. (4) Pedestrian access ways do not create traffic hazards and are: adequate in width, grade, alignment and visibility; are an adequate distance from street corners, places of public assembly and other access ways; and are adequately designed for safety considerations. (5) General landscaping of the site complies with the purpose and intent of this ordinance; existing trees on site, including one very large, which will be retained; parking, storage, refuse containers and service areas are suitably screened during all seasons from the view of adjacent areas and the street by way of fencing and planting. (6) The lighting of the site will be adequate, but not excessive, at ground level for the protection and safety of persons in regard to pedestrian and vehicular circulation, and the glare from the installation of outdoor site lights will be properly directed or shielded from the view of adjacent property and public rights-of-way; no sign lights are proposed on the plans.

(7) Utility system locations, design and installation are in compliance with, and will meet the approval of the appropriate boards, departments and agencies, and will protect the environment from adverse pollution. More specifically, and following review by the City Engineer the Board found: (a) the stormwater management plan and the erosion and sediment control plan 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 (including 3/15/16 email revisions/comments) 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.

Additionally, (8) No sensitive environmental land features such as steep slopes, and large rock outcroppings, public scenic views or historically significant features on the property will be negatively impacted by this project. (9) The location, design and size of the building as well as the nature and intensity of the residential use in connection therewith, are in general harmony with the adjacent neighborhood.

The Board makes no finding as to, nor applies this approval to, the treatment of the Woodmont Street right-of-way (where an existing sidewalk segment and on-street parking is depicted). Whether such school-necessitated features are retained or restored to treebelt condition is left to the discretion of the appropriate City entity.

DRAFT Conditions

1. Work shall be in accordance with the approved site plan, entitled "Moseley School Apartments" sheets T-1, C-1 through C-7 and D-1 through D-4 dated 3/3/16 as prepared by R Levesque Associates, signed and sealed by Robert M Levesque, R.L.A. or Filipe J. Cravo, P.E., and as may be amended herein.
2. No work shall commence until a pre-construction conference has been held between the applicant, the contractor, City Stormwater Coordinator (DPW) and other appropriate city officials and project personnel.
3. All work shall be completed within 18 months of building permit issuance.
4. 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.
5. Maintenance of the stormwater management system shall be in compliance with the submitted "Long Term Operation & Maintenance Plan" prepared by R Levesque Associates, dated 3/3/16. Inspection reports, completed not less than once annually, shall be made available to the City Stormwater Coordinator.

6. The site shall be stabilized with permanent plantings and perennial grass cover within thirty days after the completion or cessation of construction, except that during winter months other erosion control methods may be utilized until spring.
7. Prior to the Stormwater Management Permit taking effect, inlet grate capacity and the subsurface infiltration chamber design shall be further verified, reworked or revised to the satisfaction of the City Engineer (as described in an email chain from Heather Miller, P.E. to Filipe J. Cravo sent 3/15/2016 at 4:00 PM)
8. Prior to any certificate of occupancy being issued or applied for:

The applicant shall provide the Board with a written statement from the project engineer, with his seal/stamp affixed, certifying that all work has been done in accordance with the approved plans and applicable conditions of this approval and that all systems are functioning as designed. A paper copy of "As-Built" record site plans and digital/PDF copy of same shall accompany the statement.

The entire stormwater management system must be completed, stabilized and functioning in compliance with the approved plans, subject to confirmation and inspection by the City.

However, the Planning Board may, by an affirmative vote of at least 5 members taken at a public meeting, permit said use or occupancy, in whole or in part, to commence prior to compliance with or completion of all conditions. This approval is subject to the sole discretion of the Planning Board, who may require a performance bond or other measures to ensure compliance and completion of all of the conditions.

9. Plant material which dies or fails to thrive shall be promptly replaced in general conformance with the approved plans.
10. Durable and visually apparent on-site tree protection fencing shall be installed and maintained throughout construction and shall be expanded to encircle the largest feasible perimeter of root zone.

Further conditions? Findings?

Fiordalice MOTIONED, seconded by Vincent to approve the findings and conditions, All in Favor.
Peter motioned approve the permit, bill seconded. Further discussion? None.

St. Hilaire	-	yes
Crowe	-	yes
Vincent	-	yes
Carellas	-	yes
Fiordalice	-	yes
McEwan	-	yes

Chairman McEwan read the notices into the record for the new public hearings.

The Westfield Planning Board will conduct Public Hearings on March 15, 2016, at 7:00 P.M. in City Council Chambers, Municipal Building, 59 Court Street, Westfield, MA on the applications of:

Greg's Auto Repair, Inc. for a Special Permit & Site Plan or waiver per Zoning Ord. Sec. 3-120.3(4) & 6-10 to allow for the expansion of an auto repair use at 301 (a.k.a. 311) North Elm St., zoned Business B.

Lisa Pac for a Special Permit per Zoning Ord. Sec. 4-110 for alcohol sales or service within 500' of a school or church. Subject property is 124 Elm St., zoned CORE.

Heka Health, Inc. for a Site Plan Approval per Zoning Ord. Sec. 4-90.3 and 6-10, and a Stormwater Management Permit or waiver per Sec. 16-109 of the Code of Ordinances to allow for a Marijuana Dispensary and Processing Operation at 98 Sgt. T.M. Dion Way (Parcel 51R-4), in the Industrial A district.

The applications are available for public inspection during regular business hours at the Planning Office and at www.cityofwestfield.org.

Representing the petitioner Greg's Auto Repair was Attorney Brad Moir.

Attorney Moir addressed the Board informing them the facility has 5 bays. Bays numbered 3,4,5 are straight back and are used for a garage. When Greg's moved in it was determined there was a change of use and that it had to be straightened out. He also mentioned he asked for a site plan waiver as this is a change of use the area is basically commercial and will stay that way.

Members inquired as to the type of work they do? The front of the building will be used for office and waiting room, the extent of the work they do is vehicles inspections, auto repair which includes oil changes, chassis work, no engine rebuilding and no body work.

Room fact?
In favor?
Opposed?

Vincent MOTIONED, seconded by Carellas to close the hearing.

McEwan informed the Board the applicant has also requested a waiver for the site plan requirement which can be authorized by the Chair if the Board votes to authorize it. The Board proceeded to hold a vote for the approval of the site plan waiver.

Fiordalice	-	yes
Carellas	-	yes
Vincent	-	yes
St. Hilaire	-	yes
McEwan	-	yes
Crowe	-	yes

McEwan proceeded to read the draft findings and conditions for the special permit into the record:

DRAFT Findings

(1) The specific site is an appropriate location for such motor vehicle service and repair, as it has long existed without detriment or consequence. (2) The use as developed will not adversely affect the neighborhood, which includes similar uses. (3) Adequate and appropriate facilities will continue to be provided for its proper operation. (4) The plan, as approved, conforms to all other rules, regulations and requirements. (5) This special permit is deemed to supersede the 1981 approval by the Board of Appeals, who is no longer charged with oversight of the subject land use.

DRAFT Conditions

1. To comply with 3-120.4(6d) and 7-10.3(5b) the following shall be installed and maintained: conversion of paved areas immediately adjacent to the curbed sidewalk to a landscaped bed at least 3' wide, containing ornamental shrubs; and at least one shade tree (2.5" min. caliper) within the front yard setback.

2. Any new signage shall comply with the zoning ordinance.
3. This permit does not allow for the outdoor storage of any junk or unregistered motor vehicle, or the components thereof, in excess of 30 days.

Moir inquired about the time frame for the landscaping? He asked if it could be allowed to be within 90 days? The Board agreed. Roll call for Special permit:

Vincent	-	yes
Carellas	-	yes
St. Hilaire	-	yes
Fiordalice	-	yes
McEwan	-	yes
Crowe	-	yes

- **Special Permit –Liquor Establishment (within 500’ of church) – 124 Elm St.**

The petitioner asked for a continuance. Fiordalice MOTIONED, seconded by Vincent to accept the continuance to the April 5, 2016 meeting. All in Favor.

- Site Plan/Stormwater Permit/waiver – Marijuana Dispensary & Processing Operation – 98 Sgt. T.M. Dion Way

Representing the petitioner was Rob Levesque he informed the Board Tom Keenan the Attorney as well as a couple of their board members were in attendance. He informed the Board this is the first marijuana dispensary operation being proposed, this was passed by law not too long ago and is only allowed in Industrial A zones. It will be located in an existing facility, on Sgt. T.M. Dion Way; the location is adjacent to the Mass pike, the lumber facility, recycling operation, airport and state police barracks. The parcel contains 2.2 acres and is predominantly paved, warehouse, renewable energies prior and is located on an industrial road. The warehouse is currently vacant the plans are to locate the dispensary within the structure. The response letter addressing planner’s comments was summarized.

He proceeded to describe portions of the building. There will be 3 general areas to the building, there will be an area of general public, public access, processing portion, office portion and rest cultivation. He noted the reason they are not going into more detail is for security purposes. Heka has reviewed with the police chief. He added there will be a chain link fence, gate, security cameras. There will be 56 parking spaces. Also noted was they are asking for a waiver request for the stormwater adding there are no changes to the site, everything works fine.

McEwan suggested the Board go to state web site regarding operational and site procedures, noting there will be a lot of oversight.

St. Hilaire inquired that it’s really just the striping and fencing? Levesque informed him there is a chain link fence and striping so the parking is organized. Fiordalice asked about fertilizers and chemicals on site are there any plans for that? Keenan replied there are regulations that state you are not allowed to use non organic storage of chemicals. There is a separate room for the minor chemicals, nutrients for the plant growth. Fiordalice asked if there are floor drains? Keenan informed him they will be planting and growing area which will be modular plants that will be on trays, all above ground.

The Board inquired how the deliveries would be made? They were informed they would be using unmarked vehicles; police department will be notified of the delivery as well. Vincent inquired as to recent years there has been discussion regarding recreational use, impact business and volume of business? Keenan replied it is being discussed and it’s possible it could be put on the ballot in November, adding this facility will serve the following dispensaries, Westfield, West Springfield and Pittsfield. He then explained the process for the deliveries informing the Board there will be delivery vehicles which will be non-descriptive and the police will be notified. Crowe asked how many

employees do they expect how many employees? Keenan explained he wasn't sure how many employees there would be typically 20 – 30 employees at one time, the maximum is 35-40 people estimates only. Crowe asked if there would be background checks? Yes, CORI checks and back ground check, he explained there are fine line guidelines they use in their hiring process.

A brief discussion regarding signs occurred; McEwan asked if they were planning on taking over the existing sign and refacing it? He indicated the plan at this point is to reface the current sign. McEwan noted there are sign regulations which have to be met in any case.

Room fact?
In support?

Doctor Keenan
He thought it might be helpful to people who are being treated with chemo.

In support?
McEwan informed the room he has a letter from the Police Chief and the Police Commission stating their support for this facility.
Opposed?

St. Hilaire asked if there would be any odors? There will be carbon air scrubbers that will take out odors. What will happen to the waste? The material that is not used will be ground up and then disposed of in the land fill.

Carellas asked if there was a proposal for bike parking? A brief discussion regarding bike parking. , Keenan reviewed the location of the facility mentioned there is the landfill, Mass Pike, Airport and MA turnpike, he didn't think there would be much bicycle traffic.

Fiordalice asked how often are there inspections? The Department of Public Health twice a month one announced and one not announced then random amounts of checks. Night security? Security cameras and police department have access to cameras.

McEwan mentioned he wanted to make sure the landscaping wouldn't be covering the view of the site. Keenan informed him there would be a couple shrubs in the front area. Jay noted they do have plants specified on plans.

Carellas MOTIONED, seconded by St. Hilaire to close the hearing. All in favor.

McEwan read the possible findings and conditions into the record:

DRAFT Findings

(1) the proposed project and site plan, as conditioned, is in conformance with the intent of the underlying industrial district and does not take precedence over other specific provisions of the Ordinance; (2) All buildings, structures, uses, equipment and materials are readily accessible for police and fire protection, as the plans have been submitted to, and not been objected to, by public safety Departments in that regard; (3) Adequate off-street parking and loading spaces will be demarcated to prevent on-street and off-street traffic congestion; all parking spaces and maneuvering areas are suitably identified and designed to address standards specified within this ordinance; and pedestrian and vehicular circulation is sufficiently segregated to ensure safe pedestrian movement within and adjacent to the property by the installation of sidewalks.

(4) Pedestrian access ways do not create traffic hazards and are: adequate in width, grade, alignment and visibility; are an adequate distance from street corners, places of public assembly and other access ways; and are adequately designed for safety considerations. (5) General landscaping of the site complies with the purpose and intent of this ordinance; no vegetation exists; parking, storage, refuse containers and service areas are suitably screened during all seasons from the view of adjacent areas and the street by way of location. (6) The lighting of the site will be

adequate, but not excessive, at ground level for the protection and safety of persons in regard to pedestrian and vehicular circulation, and the glare from the installation of outdoor lights will be properly directed or shielded from the view of adjacent property and public rights-of-way.

(7) Utility system locations, design and installation are in compliance with, and will meet the approval of the appropriate boards, departments and agencies, and will protect the environment from adverse pollution. The Board also finds that, as no increase in impervious surfaces is being proposed, a waiver of the Stormwater Management Permit requirements per Section 16-109 of the Code of Ordinances is warranted, and therefore granted in the present case. (8) No sensitive environmental land features such as steep slopes, and large rock outcroppings, public scenic views or historically significant features on the property will be impacted by this project. (9) The location, design and size of buildings as well as the nature and intensity of the uses involved or conducted in connection therewith, are in general harmony with the adjacent industrial neighborhood and suitably buffered or distant from abutting areas.

Additionally, the project (10) will provide adequate and appropriate security measures, including video surveillance; (11) is designed to minimize any adverse or inconsistent visual or olfactory impacts on the immediate neighborhood, as air scrubbers will be utilized and; (12) is reasonably capable of meeting all applicable regulations and permitting requirements of the Commonwealth of Massachusetts.

DRAFT Conditions

- 1 Work shall be in accordance with the approved site plan, entitled “Proposed Registered Medical Marijuana Dispensary” sheets T-1, C-1 through C-4 and D-1 through D-2, issuance date 2/25/16 and C-3, C-4 and D-2 revised 3/15/16 as prepared by R Levesque Associates, signed and sealed by Robert M Levesque, R.L.A., and as may be amended herein.
- 2 The building area to be enclosed (depicted as the “Clinic Dispensary Area”) shall be reduced or reconfigured such that it conforms to the district’s setback requirements, unless appropriate relief from the Board of Appeals is obtained (or the Superintendent of Building otherwise determines that the plan conforms to the ordinance).
11. If permission cannot be obtained to connect to or otherwise utilize abutters’ fencing, or should such fencing be subsequently removed or fall into disrepair, an enclosed perimeter of security fencing shall be installed and maintained on the property.
12. Video surveillance operations and other security measures shall be coordinated with, and meet the requirements of, the Westfield Police Department.

Vincent MOTIONED, Fiordalice seconded to approve the site plan and stormwater permit waiver.

Carl motioned to approve, peter seconded.

St. Hilaire	-	yes
Crowe	-	yes
Vincent	-	yes
Carellas	-	yes
Fiordalice	-	yes
McEwan	-	yes

Other Business

Vincent congratulated Vinsky on his upcoming anniversary as planner.

Upon motion by Carellas, meeting was adjourned at 8:33.