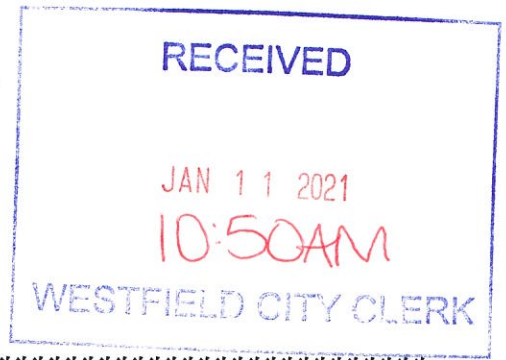




City of Westfield

ZONING BOARD OF APPEALS

Richard Sullivan III, Chair
Sofia Bitzas, Member
Christine Webster, 1st Alternate
Kathleen Hogan-Friguglietti, 2nd Alternate



NOTICE OF PUBLIC HEARINGS, MEETING & AGENDA Wednesday, January 27, 2021 at 7:15 PM

Pursuant to Governor Baker’s March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the City of Westfield Zoning Board of Appeals will be conducted via remote participation. Specific information can be found on the City of Westfield website at www.cityofwestfield.org. For this meeting, members of the public who wish to listen to the meeting may do so by tuning into Channel 15 or online at westfieldtv.org. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the City’s website an audio recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting. The following matters will be discussed:

1. Call to Order
2. Public Hearings (and possible deliberations and decisions) on the following petitions:

Instructions for Participation:

Application/hearing materials can be inspected at: www.cityofwestfield.org/applications
The hearing can be viewed live on local cable Channel 15 or online at westfieldtv.org

Real-time public comment will be accepted during the hearing by teleconference:
Call 646-558-8656 with Meeting ID# 840 0881 8447 & Passcode# 15823094

Public comment may also be submitted in advance, for receipt prior to the hearing, by mail to:
Zoning Board of Appeals, 59 Court St. Westfield, MA 01085 or by email to: j.vinskey@cityofwestfield.org

- (continuation) Barbara & David Prats seeking variance relief from 3-40.4(7) to allow the pursuit of a residential kennel with less than the required lot area at 65 Northwest Rd., zoned Rural Residential
- Lambson Square Properties LLC for a special permit/site plan per 3-100.3(5) & 6-10 to allow conversion to residential use & variance relief from 3-100.4(1) for lot coverage at 89 Elm St., zoned CORE
- Air Compressor Engineering Co., Inc. for variance relief from 3-110.4(3) to allow a garage building replaced within the side yard setback at 13 Meadow St./parcel 6-7 zoned Business A (subject within “17 Meadow St.” campus incl. parcels 6-8, 11, 25, 29)

3. Review and acceptance of new applications & scheduling of public hearings
4. Discussion of possible zoning amendments: Definition/classification of dwelling occupants (family, lodgers, tenants, roomers); Revisions to address or limit merger doctrine impacts; Revisions to Section 4-10 (non-conforming uses/structures); Other topics that may arise
5. Review and approval of previous meeting minutes
6. Other Business/Future Agenda Items
7. Adjournment

The above-listed items are those reasonably anticipated to be discussed at the time of agenda publication; other items may be discussed to the extent permitted by law. The order of agenda items may be amended at the discretion of the Chair/Board.