



City of Westfield

PLANNING BOARD

RECEIVED

William Carellas, Chair
Cheryl Crowe, Vice Chair
John Bowen
Robert Goyette, Jr.
Jane Magarian
Philip McEwan
Raymond St. Hilaire
Bernard Puza, Associate
Richard Salois, Associate

MEETING NOTICE

Tuesday, February 16, 2021 at 7:00 PM

FEB 11 2021
10:00AM
WESTFIELD CITY CLERK

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 Planning Board will be conducted via remote participation. Specific information can be found on the City 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 Channel 12 or online at westfieldtv.org or online at Youtube.com - Westfield Community Programming Channel. 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. Access information for the meeting is as follows:

To View the Meeting:

Tune to Local Cable Channel 15 or 12, or go online to:
westfieldtv.org or youtube.com (Westfield Community Programming)

To Join the Meeting by Internet:

Go online to zoom.us/join with Meeting ID: 870 3965 8049 & Passcode: bQFH\$N4Z

To Join the Meeting by Phone:

Call 646-558-8656 with Meeting ID: 870 3965 8049 & Passcode: 16881730

AGENDA

- A. Public Participation (comments welcomed on any matter not subject to a public hearing)
- B. Review and approval of previous meeting minutes (2/2/21)
- C. Review of plans not requiring approval under Subdivision Control Law
 - 975 North Rd./Pezzini Tracy (revision)
- D. Public Hearings (and possible deliberation and decision)

Instructions for Participation

Application/hearing materials can be inspected online at: cityofwestfield.org/applications
Comments will be accepted during the hearing by teleconference (see access information above).
Public comment may also be submitted in advance, for receipt by 4pm on the hearing date, by mail to:
Planning Board, 59 Court St. Westfield, MA 01085 or by email to: j.vinskey@cityofwestfield.org

- "Westpark" Development:
 - Continuation - Special Permit/Site Plan Approval/Stormwater Permit - Convenience store with car and truck fueling facilities & intermittent/changing sign - 21, 33 Southampton Rd.
 - Continuation - Site Plan Approval/Stormwater Permit - Restaurant building - 9 Southampton Rd.

- Phillip Sousa for a Special Permit per Zoning Ord. Sec. 4-20.2 (lot size averaging) to create a new two-family building lot from 31 William St., zoned Residence B.
- RC Retail Westfield LLC for a Special Permit/ Site Plan Approval/ Stormwater Management Permit per Zoning Ord. Sec. 4-90.3(1)/6-10, 4-90.4(2) & 4-110 to allow a Marijuana Shop at 265 Union, zoned Industrial A and Floodplain, and within 300' of a residential use/zone.
- William Romani for a Special Permit per Zoning Ord. Sec. 4-20.2 (lot size averaging) to create a new single family building lot from 23 Allen Ave., zoned Residence A/B.
- Anthony Witman for an amendment to Special Permit ownership conditions relative to a golf facility operating at 317 Union St., zoned Rural Residential and Floodplain.

E. Other Business

- Zoning amendments to strengthen enforcement language, extend permit validity
- Review of open development projects substantially built/operating
 - 342 E Main St. (99 Restaurant)
 - Owen District Rd. (Water Treatment Plant)
 - 89 St. TM Dion Way (Air Methods)
 - 79 Notre Dame (Residential Development)
 - 66 Ampad Rd. (A. Duie Pyle)
 - 110 Lockhouse Rd. (Residential Development)
 - 0 Airport Dr. (Concrete vehicle office/storage)

F. Announcements/Future agenda items