



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

February 1, 2022
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 and noted the City is currently under a mask mandate, but stated people may remove their mask while they are speaking. He also noted the city planner is not able to attend the meeting.

A. Public Participation (on any matter not subject to a public hearing)
Chair Carellas asked if anyone would like to address the Board. None.

B. Review and approval of previous meeting minutes (01/18/22)
Member Crowe MOTIONED, seconded by Member Puza to approve the minutes of 01-18-22. All in favor.

C. Review of plans not requiring approval under Subdivision Control Law
• 27, 0 North Rd. /Sychev
Member Crowe MOTIONED, seconded by Member St. Hilaire to approve plan. All in favor.

• North Rd., Falcon Drive/Target Corp.
The Board reviewed the plan as submitted but was not clear on the intent. Member Goyette MOTIONED not to act, Member St. Hilaire seconded. Member Magarian inquired as to the reasoning? Member Goyette stated this is not a simple ANR, he was confident it works but would rather wait until the next meeting to act. Discussion regarding the time line of acting on the plan.

Chair Carellas called a recess break at 7:09. The meeting was re-opened at 7:12, after verifying the date of the filing with the Clerk's Office it was determined there was enough time to act at the Board's next meeting. No action taken.

- Southampton Rd & Sunset Drive/Sardinha

Member Crowe MOTIONED, duly seconded to approve the plan (received after agenda publication). All in favor.

D. Public Hearings (and possible deliberation and decision)

- Continuation – Site Plan /Stormwater Permit – retail building and restaurant – 0, 212, 230 Southampton Road

Chair Carellas stated Member Puza would serve as the alternate tonight. Presenting the proposal to the Board was Robert Levesque of R. Levesque Associates. He addressed the Board's concerns and the Planner's concerns from the last meeting.

Mr. Levesque reviewed the revisions made to the plan.

- ✓ The curb cut nearest Southampton Road has been eliminated.
- ✓ There are 2 entrances to the site off Southampton Road, crosswalk added.
- ✓ Revised lane width at the back has been changed to 12'.
- ✓ An area for snow storage has been added.
- ✓ The curb cut at the top has been changed- 2 way.
- ✓ The do not enter signs have been removed.
- ✓ Signs designating employee parking have been added at stacking area.
- ✓ An ANR was submitted at this meeting (not the lot splitting).
- ✓ The lighting issues have been resolved, the 16 foot lights updated.
- ✓ Architectural elevations will be provided when available.
- ✓ They have contacted the architect and have not heard back from him yet, they currently do not have a tenant for the retail building. When a tenant is found they can come back to the Board with the plans. The Dunkin will be similar to the Dunkin at the Main Street, it will have the same graphics and color scheme.

Chair Carellas asked if anything was done with the fencing at the rear of the property? Mr. Levesque replied the fencing goes up to the right of way, a notation was added to extend fence to right of way as needed.

The Board also inquired about the photometric on the ATM. Mr. Levesque stated the tenant will be Berkshire Bank and they are currently working with them to work out the plans, at that time new photometrics will be provided.

Member Salois asked about the signs, they are still showing 2 signs? Yes, a light dashed line on the plan, labeled on lay out plan proposed lot A which is on the left side, and proposed lot B on right side, top says proposed property line, the ANR plan submitted at this meeting was to combine those 3 lots and the proposal then to divided to 2. If the approval is granted they will submit an ANR, which will allow the 2 ground signs, one per lot

Mr. Levesque further noted it meets required setback for proposed building, and he has communicated with Attorney Sypek, he is in the process of preparing a reciprocal agreements

to pass for the drainage and utilities, etc.; when the time comes they will likely have a builders' association.

Member Crowe asked about the elevations for the retail building. Mr. Salois asked if it would be a single story? Mr. Levesque added the maximum height is 35 feet, but he didn't think it would reach that.

Public questions, comments?

Darlene Biggs - 35 Kittredge Drive - Asked about children walking past on Southampton Road, will there be any special precautions? Mr. Levesque stated the existing sidewalk is 16 feet wide, the proposal is for crosswalks and signage. Ms. Biggs asked if he would be working with the school department because of location of the bus stop? Mr. Levesque has not spoken to the school department, he felt the Sardinhas would be in a position to talk to the school department.

Ms. Biggs further asked if he would be putting a sidewalk on Sunset? Mr. Levesque stated there would be nothing to tie into they have nothing proposed.

Member Goyette asked about the width of the sidewalk in front? Mr. Levesque replied he doesn't have the dimensions but felt they are at least 5 feet might be 6 feet but he would have to confirm. Chair Carellas referenced an email from Jonathan McHatton regarding the bike racks and asked about inverted U Racks. Mr. Levesque suggested that could be added to the conditions.

Patricia Banas, Latka Printing - 204 Southampton Road - asked who decides if a crossing guard is necessary? If traffic backs up at Sunset and Alessio's Pizza who would address that? Whose decision would it be to get a crossing guard?

Mr. Levesque felt it would be the school department that would determine if a crossing guard was necessary, the traffic issues would be addressed by the police department by either the traffic division or the chief. Applicant could approach the school or transportation department.

Chair Carellas asked about the letter received from Mr. Levesque's office. Mr. Levesque stated it was what he paraphrased earlier in the meeting.

Member Crowe asked about the elevations of retail. The Board stated they do not have building plans and felt they should condition submission of plans prior to work being done. Chair Carellas stated there is a condition but should come back for a visual as well.

Member Goyette asked if he has any problem with what the Mass DOT says regarding the right of width? Mr. Levesque had no problem with the right of way width.

Member Salois asked if they changed the landscaping to add Junipers? Mr. Levesque stated they reconfigured the landscaping to accommodate the shift in the back. The Board further discussed, after discussion the Board felt that arborvitaes should be substituted for trees in the back.

The Board discussed ground signage regarding the Dunkin. Applicant stated it will be a static sign.

Chair Carellas asked if there was anyone to speak in favor or opposition?

Loryn Jones – 25 Sunset –In opposition, against this happening this will have an impact on her way of life with the lighting, traffic, she further asked if the Board does permit this, what is the purpose of in and out traffic on Sunset? If there is no interest in the retail building then why build? When do you want to break ground?

Chair Carellas replied the entrance closest to Southampton Road is being eliminated. He suggested she look at Old County Road at the corner of East Mountain Road and route 10, this would be similar to that Dunkin’s configuration.

Mr. Levesque added Mass DOT has no jurisdiction on Sunset only on Southampton Road. He further noted Mr. Sardinha has not marketed the retail building as of yet. Mr. John Beltrandi was the previous owner of the property and it was his intention to do the retail development. If the plan is approved they are looking to start construction in the spring, early May.

The Board reviewed the draft findings and conditions.

Plan Modifications

- a. Eliminate one ground sign along Southampton Rd. (unless a future ANR plan creating the 2 depicted lots has been recorded)
- b. Add Arborvitae/evergreens (in lieu of trees) at rear lot line/fence (spaced 4-6’ at planting, as was stated)

Per drafted condition, need to come back with visuals/architecturals on second (retail) building and approval if different use, restaurant or anything with drive thru; visuals/architecturals on Dunkin Donuts building can be submitted to City Planner.

Work with school department, consult as to crossing guard needs, etc. in that area to protect kids’ safety.

With no additional discussion, Member Crowe MOTIONED, seconded by Member Magarian to close the hearing. All in favor.

Member Goyette MOTIONED, seconded by Member Magarian to approve the site plan storm water permit for 212-230 Southampton Road with conditions as drafted and amended.

Roll call vote:

Member Salois	-	yes
Member Puza	-	yes
Member Crowe	-	yes
Member Magarian	-	yes
Member Goyette	-	yes
Member McEwan	-	yes
Member Carellas	-	yes

Chair Carellas read the post-approval instructions.

- Site Plan /Stormwater Permit – accessory oil truck garage – 470 Southampton Road

Member Goyette excused himself as he is an abutter to the subject property. Mr. Rob Levesque addressed the Board representing Mr. Christopher Chase of Chase Realty Holdings to allow for the construction of a 3,420 SF garage. The garage will be used as an accessory structure to the existing office building and will be used for housing of oil delivery trucks. Work on the trucks will be done elsewhere.

The applicant proposed to clear and regrade the subject portion of the property; construct the accessory structure; construct a Stormwater management system consisting of best management practices including a proprietary sedimentation infiltration basin as part of a new Stormwater management system to accommodate the proposed improvements; there will also be the construction on one new curb cut; site grading, installation of utilities, paving, landscaping and lighting.

Mr. Levesque then proceeded to review the circulation plan, the plan is to separate the office traffic from the accessory use traffic. Floor drains will be required, there will be a tight tank that can collect anything that falls off of vehicles.

The drainage system has been designed to meet stormwater standards. Mr. Levesque reviewed the grading, infiltration basins, roof leaders, catch basin, water quality unit, landscaping area which will be minimal.

Member St. Hilaire inquired about the delivery vehicles, are they serviced at this site, what is the capacity of the trucks? Mr. Levesque replied they service the trucks off site.

Mr. Chase stated the oil trucks are mandated by safety regulations and are inspected annually by the fire department and DOT. Member Magarian asked if there is oil in the trucks while they are stored there? Mr. Chase informed her their might be some leftover.

Member Crowe inquired about the trees at the back of the lot, will they be cleared? Mr. Levesque showed the tree line adding a good portion of the tree line would be cleared

A brief discussion regarding the location of the aquifer to the project? Mr. Levesque reviewed the GIS and it showed the aquifer limits were located across the street.

Member Salois asked how many trucks at the most? 6, he further noted if all the trucks were full at 2500 gallons? Mr. Chase informed him normally they are not stored full.

The Board asked if they would explain what would happen if there was an oil leak? Mr. Levesque stated there are floor drains that collect and it goes directly into a tight tank. Member Crowe asked if the drivers do inspections of the trucks. Inspections are done every day.

Member Magarian asked what the average age of the trucks are. Currently the average age is 4 years old, they are currently being replaced every 7 years but they are hoping to get that to every 5 years. Member Puza asked if there is any maintenance done inside. There is no maintenance done inside of the building, it is done at their site in South Hadley, this is being used for storage to keep the trucks out of the weather.

Chair Carellas stated he sat outside of the building today and voiced concerns regarding the traffic, the area is tight for a building this size, and he further voiced concerns regarding getting out to Southampton Road. Mr. Levesque informed him they initially looked at 2 different

scenarios, initially showed plan had 2 curb cuts which he stated they could revisit, this plan was suggested by planning department to consolidate to one driveway. He further noted these trucks are not huge, they are slightly larger than F 250. He noted they ran truck turning movements and it's not tight.

Questions from room?

A discussion among members as to how this would be considered an accessory use to an office building. The Board's concerns were how this can be considered an accessory use with 6 bays to an office building. The definition of accessory use was read. Member McEwan noted he would be abstaining from voting on this as he does not see how this can be considered an accessory use, he felt this is not customary, it's not customary to have a large garage with an office space and call it a business office.

Mr. Levesque informed him he went through the process of the zoning determination to the building department, it was their determination it was considered an accessory use. He further noted he does not bring anything to the Board that hasn't gone through the reviewing process, he further asked if the Board could table this until these questions are resolved.

After further discussion the Board felt they should ask for a legal opinion from the law department as to whether this is considered an accessory use. The Board also discussed the size of the building and felt it was too large for that area, the access for the trucks. The applicant asked if a 4 bays would be more palatable to the Board? The Board briefly discussed and felt this is not an accessory use.

The applicant asked if the Board would take a straw vote of the 4 bays? Chair Carellas said if there was a straw vote it would be a no vote, based on the fact he did not think this is an appropriate site for this size building and the concerns it was more than an accessory use.

Mr. Levesque stated this is an accessory to a predominantly office use, there is no architectural review on the Planning Board, just site plan review process, he understands the Board has concerns and he is trying to address those concerns, he has made sure he has stayed in the lanes regarding the dimensions and regulations, he further stated he is willing to reduce the size. He requested a continuance for a possible review from the law department.

Member Magarian MOTIONED to ask for an opinion from the law department. Chair Carellas asked if there was a motion to continue. St. Hilaire MOTIONED, duly seconded to continue to February 15 and ask for an opinion from the law department regarding the accessory use. All in favor.

- Site Plan/Stormwater Permit - restaurant building - 291 W Main Street (Westgate Plaza)

(Member Goyette returned at 8:41) Representing the petitioner was Robert Levesque of R. Levesque and Marc Newman of Brixmor Properties.

The project is a drive thru adjacent to Peoples Bank on E Main, east of Taco Bell. The access points will be as they are now at the existing entrance to the plaza. The location of the drive thru will be north of Staples and Ocean State. Mr. Levesque stated there will be significant amount of parking, they will be putting back some pervious surface.

Member Salois mentioned during the Aldi's portion of the development there was a lot of discussion regarding the access between the 2 plazas and the fact it is not safe way to be getting between the 2 plazas. He further noted that in the proposal it was noted something would be done with that somewhere down the road, he felt there needs to be a way to make this work adding it was part of the deal with Aldi's, it was agreed at the time that would be looked at.

Mr. Newman agreed they did talk about that, he was hoping to come in with some connection to the neighboring property, he further noted the other property owners did not want to do that. Mr. Lévesque added at the time Peoples Bank was planned, there was an additional building that was on the site plan which was never built, he further noted he wasn't sure if it was still valid with the Planning Board. He further added he wasn't sure what can be done without the cooperation of the owners of the other plaza, he added he is open for suggestions, Mass DOT might be thinking about doing something with a curb cut; he was aware this would be coming up for discussion.

Marc Newman addressed the Board informing them he's been contemplating since fall and late summer, he also noted they approached the other land owner in attempts to solicit cooperation to improve circulation for their property, the conversation was shot down. He gave a brief proposal to circulate within 4 corners of peninsula, he felt the traffic could be handled that way and the entrance wouldn't have to be moved. He asked members for any suggestions.

Mr. Levesque reviewed what was contemplated but also stated anything that happens in the plaza has to have approved by the tenants/leases of the property.

Member Magarian suggested expanding their side of the connector. Mr. Levesque stated he would take a look at it. Chair Carellas further noted he has concerns that the free flow is a main concern of his as well.

Member Salois asked if they would be adding more trees into this area? Mr. Newman replied they could do that. Member Salois would like to see E Man Street lined with trees he also would like to see the wide open pavement broken up with trees. Mr. Newman to explore further and possible create some sort of an island for landscaping.

Mr. Levesque noted they are somewhat limited in that area.

Chair Carellas opened the meeting to the public for questions. None

Member Crowe voiced concerns regarding the access point, she also felt widening the area between the 2 plazas would be helpful. Mr. Levesque noted a lot of the area of that improvement is on the other side of the plaza but noted he would go back and talk to them.

Mr. Levesque requested a continuance in order to allow time to address the issues regarding the traffic flow. Member Crowe MOTIONED, duly seconded to continue to 2-15-22. All in favor.

- Special Permit/Site Plan/Stormwater Permit - warehouse building addition > 100,000 SF - 70 Turnpike Industrial Rd.

Representing the petitioner was Robert Levesque of R. Levesque Associates. Mr. Levesque introduced Mr. Carlos Ortiz of James Hardie Building Products, as the lead in pursuing the expansion, renovation, reconfiguration of the proposed facility.

Mr. Levesque informed the Board this property was previously an envelope company. James Hardie makes siding from raw material which is received by rail once it is completed it will go out by truck.

Mr. Levesque reviewed the location of the facility which is past the W G & E and Advanced Manufacturing. Currently, the facility is not served by rail, they are currently working for a rail spur to come to the site.

A portion of the site was acquired from the City of Westfield. He proceeded to show the location as well as the proposed rail spur, reconfiguration of the current building as well as the expansion to that building, how the product comes in and brought in with trucks. Truck access was explained as to the operations of the facility.

He also reviewed some of the site constraints which include wetlands, filed NOI, the topography drops off to the South, Southwest. Mr. Levesque then explained the drainage, Stormwater basin, he further noted they have received the Stormwater comments from engineering.

Questions from Board?

Chair Carellas inquired if they received approval from the state? Mr. Levesque replied they are waiting on Conservation approval. Mr. Ortiz stated that MEPA approved their portions of the application process, the traffic permit is still waiting to be completed.

Hours of operation? Mr. Ortiz- manufacturing 24-7, shipping operation is 6 in the morning until 4 in the afternoon. Addition is all warehouse.

Mr. Ortiz explained where the various equipment would be located inside the building. Architectural buildings were presented. Elevation views of the new warehouse were presented.

Member Salois inquired as to how many trips a day for trucks? 60 a day, that is on the MEPA submitted, 500 for employees, total trucks 60 trucks. It will take about 5 years to get to that volume.

The Board reviewed the draft approval. No additional conditions or plan modifications.

Member Crowe MOTIONED, seconded by Member Magarian to close the public hearing. All in favor. Member McEwan then MOTIONED, seconded by Member Magarian to approve the application with the conditions and findings as drafted.

Roll call vote:

Member Crowe	- yes
Member St. Hilaire	- yes
Member Puza	- yes
Member McEwan	- yes
Member Goyette	- yes
Member Magarian	- yes
Member Carellas	- yes

E. Other Business

- Review of proposed two-family and site plan (infill special permit granted 2/16/21)- 31 William St. (parent parcel)

The Board reviewed the site plan and elevations as submitted. Member Salois asked if the rear elevation was a walk out basement? Yegor Muravskiy - no, hatchway. Property area is a hole right now. The house is at the level of the other houses. He was not able to do 2 garages in the middle so they are on the sides now. He further mentioned it would meet all of the grade requirements at this time, trees will be added as well. Chair Carellas felt it matches the rest of the neighborhood.

Member McEwan MOTIONED, seconded by Member Puza to approve house plan for in fill permit at 33 - 35 Williams Street,

Member Carellas	yes
Member McEwan	yes
Member Puza	yes
Member Goyette	yes
Member St. Hilaire	yes
Member Magarian	yes
Member Crowe	yes

- Notice of Intent to sell land under Chapter 61A - 237 Fowler Rd.

Member McEwan MOTIONED, seconded by Member Goyette to send a recommendation not to purchase under right of first refusal. All in favor.

- Annual Election/Designation of Officers & Representatives (effective 2/7/22)
 - Chair (currently Carellas) - Member Salois nominated Bill Carellas for Chair. Chair Carellas asked if anyone else wanted it. With no one volunteering Chair Carellas accepted the nomination and appreciates the help and advice he receives from his fellow board members. With no other nominations, all were noted in favor.
 - Vice Chair (Currently Crowe) - Member Crowe asked if anyone wanted it? Member Salois nominated Cheryl Crowe to continue as Vice-Chair, Member Magarian seconded. With no other nominations, all were noted in favor.
 - Representative/ Alternate to Community Preservation Committee (currently Salois/Bowen) - Chair Carellas nominated Member Salois and Member Bowen. Member Magarian seconded. With no other nominations, all were noted in favor.
 - Commissioner to the Pioneer Valley Planning Commission (currently Puza) -Member Puza said it was open to anyone and he enjoys it.Chair Carellas nominated Member Puza, seconded by Member Goyette. With no other nominations, all were noted in favor.
 - Persons authorized to sign ANR plans (currently Magarian, Goyette) - Members Magarian and Goyette were fine with being the ANR authorized signatures. The Board was in agreement.

- Members authorized to sign bills/schedules (currently Carellas, Crowe)- Members Carellas and Crowe were fine continuing with signing bills and schedules. The Board was in agreement.

F. Announcements/Future agenda items

- Master Plan update - Member Salois stated there is not much to update, the committee is currently waiting for the proposals to come in. Member Puza mentioned the article he read regarding gas stations bans in California, he felt this something the Master Plan may want to consider.

The meeting was to adjourned at 9:57.

APPROVED