



# City of Westfield

**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

February 7, 2023  
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.

- 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  
Member Crowe MOTIONED, seconded by Member Puza to approve the minutes of January 17, 2023. All in favor.
- C. Review of plans not requiring approval under Subdivision Control Law
  - 65 Notre Dame Street & Montgomery Street/Servidio  
Planner Vinskey stated this is reconfiguring 2 parcels, the existing house lot has non-conforming frontage. Member Crowe MOTIONED, seconded by Goyette. All in favor.
- D. Public Hearings (and possible deliberation and decision)
  - Continuation- Special Permit - Flag lot - 994 Western Ave.; includes request for frontage waiver for existing solar power generator

Prior to opening the public hearing Chair Carellas explained the process.

Chair Carellas informed the applicant's representative that member St. Hilaire is absent. This application needs 5 positive votes in order to pass, the Board only has 5 members eligible here. asked the representative if he would like to proceed tonight or to continue? Rob Levesque replied he would like to wait until Mr. St. Hilaire is at the meeting. Member Crowe MOTIONED, duly seconded to continue to the next meeting, February 21, 2023. All in favor

Mary O'Connell - 25 Old Park Ln - Voiced her concerns that residents came out to speak during the hearing. Chair Carellas stated the matter has been continued no public input will be taken this point. Ms. O'Connell stated it seems unfair to postpone the meeting and felt the Chair implied the Board was looking to find 5 yes votes for the applicant. Chair Carellas stated he did not mean to imply any prejudice and reiterated the Board is not holding this hearing tonight.

- Zoning Map Amendment - 21 & 0 Cycle St. (Parcels 21-32 & 21-32-1A) - Rural Res. & Res C-1 portions to all Industrial A

Chair Carellas noted the application was withdrawn. No further action.

- Definitive Subdivision Plan (3 lots at Parcel 73R-7) - Dox Road improvements

Linda Pasquini briefly addressed the Board regarding the application. The application is for a subdivision to be located on Dox Road, the ANR process was started in 2014. At that time the Board denied and instructed them to file for a subdivision on Dox Road, they came back to the Board in 2021 and they would like to develop 3 lots and improve that portion of the road, they would like to make the road 25 feet and put gravel on it. Mr. Rob Levesque also addressed the board regarding the project. He informed the Board they looked at doing an ANR at one point, at that time, access concerns were raised that there were some improvements that needed to be made as part of the process, one of those suggestions was to come back with a definitive plan. A series of questions were submitted to his office and he came before the board to review their response letter.

Member Crowe voiced concerns regarding the private road, and the location of the neighbor's leach field and concerns regarding the City taking ownership of the private road. She would like to see what the Engineering Department has to say about this. Would a survey have to be done and who would pay for this?

Mr. Levesque noted that Parcel B would become part of the right of way which would enhance the conditions out there. Member Crowe asked if the road is private? yes. Mr. Levesque further noted the road could remain private. The leach field is on private property. He didn't see it as a real issue, the Board of Health could comment on that. Mr. Levesque further noted that lot 3 has an easement in place, if a home is developed on lot 3 it would be subject to the easement. Member Crowe asked if the road is to change to a public road the residents would have to pay for the survey? Mr. Levesque stated the survey has already been done, he further noted the subdivision process allows for private way. If there was a street acceptance it would have to go through the street acceptance process, certain standards have to be met. He also noted there are

other people in the city who want their streets accepted and they are not necessarily accepted. Member Crowe felt plans should state it is a private road.

Member Goyette asked if he was correct in saying the rest of the road will be untouched? Yes. Member Salois felt there would be a bottle neck. Mr. Levesque stated the reason they didn't widen the other areas is because they don't have control of those lots, those lots lead into Green Pine. Member Salois stated you can fit down the road but there is no room for error. No leeway in that area between pavement and line. Mr. Levesque agreed the comment is not inaccurate there is a problem when trash vehicles go down there, it does have a bottle neck. Mr. Levesque suggested that he could look at communicating with the neighbors to see what else can be done. Member Salois felt without doing something with the whole length, it's just a band aid.

Chair Carellas asked if emergency vehicles can turn around? Mr. Levesque replied there is a proposed 60 foot radius and they will be able to accommodate turning.

Member Bowen asked if they heard from the Fire Department? Planner Vinskey informed him the he forwards plans to the departments and ask for comments but have not heard on the improvements; the Board of Health has 45 days to comment. The Board felt they may want to hear from the Engineer and asked Planner Vinskey to reach out again.

The Board discussed the requirements of subdivision control. Planner Vinskey noted the Board can waive certain its subdivision rules and regulations.

Member McEwan asked about lot 4 which has a total of 9600 s.f. what purpose of that? Mr. Levesque replied there is a well on that side of the street for one of the residences. Member McEwan pointed out the lot is not contiguous so it can't be used for accessory purposes, like a chicken coop.

Chair Carellas invited public comment.

Donna Michel - 237 Dox Road - lives on the lowest point of the area and the water drains in into her yard; she is worried about that. She heard that emergency vehicles and mail won't go down the road, but the mail does go down the road and the DPW comes and fixes the road occasionally.

Mr. Levesque to contact DPW prior to the next meeting. He further requested a continuance until the Board's next meeting. Planner Vinskey to ask the Health Department for something in writing because the 45 days won't be up. Maybe continue to March 7?

Dana Smith - 63 Laurel Drive - Her cousins live on 154 Dox Road and asked how this would impact the homes at the beginning of the Road, East Mountain Road? Chair Carellas hoping find out March 7<sup>th</sup>, contact on the road and see what they can do about that road.

Patsy Sico -237 Dox Road- Whatever can be done to the road will be an improvement. Councilor Onyski has always called DPW to come down and fix the road they have always done their best, but the road has gotten worst in the last 15 years.

Member Magarian MOTIONED, seconded by Member Crowe to continue to March 7, 2023. All in favor.

- Site Plan Approval - Building reuse - 227 East Main St. & 6 Mainline Dr.

Ruth Aborjaily the owner of the property briefly addressed the Board. The site is the old Verizon Store, vape shop, adjacent to Taco Bell.

Mr. Rob Levesque informed the Board of additional work to be done at the site. There are ADA improvements that are required, ramps access to the second floor, decking. There will be 8 parking spaces and 1 handicap for a total of 9 spaces. He further noted paving will be subject to the Wetlands Protection Act, as is located in the floodplain. Also included in the work is an adjacent parcel on Mainline Drive for the sewer connection. Mass DOT needs to approve a curb cut. They will be before Conservation Commission in the near future.

Mr. Levesque proceeded to review the comment memo by Planner Vinskey; responding:

- Possibly the Mainline Drive parcel could be withdrawn
- Would not like to have too many trees in front but could entertain adding some
- Will look at configuration/blackout conflict near handicapped space/angle
- Bike rack could be added
- Add Right turn only exit signage
- No new pole lights
- Minimal trash, can show area on plan.
- May like to use Garage structure at some time, just for storage or retail accessory use.

Mr. Levesque noted he would like to have a meeting with the Conservation Commission before the Board's next meeting at which time he will make the minor revisions to show the dumpster location and any other minor changes..

Member Magarian inquired about potential retailer? Which building and how many square feet? Mr. Levesque clarified, he showed the Child Care Place which won't change, he showed the location of the possible retail space. Ms. Aborjaily noted this is the initial stages, it will take months to get renovated. Member Magarian voiced concerns about parking. Mr. Levesque informed her it meets the parking counts based on all the building square footage, he would not anticipate any parking problems.

Member Salois asked about the garage, would there be work done? The intent is to repair it and use as a garage or storage. Electricity; there will be no plumbing.

Chair Carellas inquired about the square footage? It is 1,000 s.f. on the first and a little less on the second floor.

The Board and applicant discussed the trees. Ms. Aborjaily noted the existing trees are a problem a big concern some of the branches fell down on the child care side and they are also overhanging. Chair Carellas noted he would like to see what the applicant was planning on as far as trees go. Mr. Levesque noted he would like to take them down by the Child Care Facility and will replace them somewhere.

Public comments? None.

Chair Carellas further noted that Member Puza is the alternate at tonight's meeting.

Questions comments for the next meeting.

Member Crowe MOTIONED, seconded by Member Goyette to continue to February 21, 2023. All in favor.

#### E. Other Business

- Review of proposed building elevations – 212 Southampton Rd.

Planner Vinskey stated at the time the Board approved the plan they stated they didn't have building information, so asked that they come back.

The Board members viewed the elevation plans as presented, and the members felt it is clean and looks good. Mr. Manny Sardinia informed the Board they were not sure how many tenants would be renting and he wasn't sure of the final colors of the building he might go with a light gray. Member Salois noted each unit is shown as 1700 s.f. which is a good size.

Planner Vinskey noted the Board does not have to take any further action.

- Zoning compliance review – 39 Old Stage Rd.

Member Crowe informed the Board of a sign that was put up in December. A large vinyl sign that was and tied to poles, the size of the sign was within regulations, but the problem is there was no permit. The sign was not put up in a safe way, this is a safety issue. She noted the previous week they had seen heavy winds and the sign that was zip tied to the pole had blown off which could have caused many problems. She also mentioned a trailer that was put in on 11-9-22, a deck to it was built soon after, and it is being used as a storage area, full of boxes back and forth. This is its being used as accessory use or building even though not legal, under 3-170.11 #11, parking on unpaved areas in aquifer.

Chair Carellas also noted there are different uses on the buildings as well, no permits to change the usage. The Board should call them in. Planner Vinskey noted the Board has no authority over this.

Member Crowe informed the Building Inspector she would be bringing this up to the Planning Board. Member Goyette asked if the sign is considered permanent because of its material or temporary? Planner Vinskey noted that would be a question for the building inspector, the ordinance does not specify materials.

Following discussion the Board agreed they should request enforcement; the storage trailer, sign secured, use change. Planner Vinskey added he didn't think many of these issues were zoning matters but possibly building code. Member Goyette MOTIONED, seconded by Member Magarian to have code enforcement look into the issues raised at 39 Old Stage Road. All in favor.

#### F. Announcements/Future Agenda Items

Chair Carellas noted there are some young people in the room and asked them if they would like to introduce themselves. Westfield State students – Hannah, Ela, Jackson, Carly, Ben, Stephanie – here for a class assignment. They briefly asked some questions of Board members, who described their backgrounds. Chair Carellas mentioned one of the hardest things to get accustomed to is you may not like what is in front of the Board but sometimes we have no choice but to approve it..

Planner Vinskey mentioned the next Master Plan meeting would be February 21.

The meeting was adjourned at 8:31.

APPROVED