

City of Westfield

ZONING BOARD OF APPEALS

Richard Sullivan III, Chair
Sofia Bitzas, Member
Christine Webster, 1st Alternate
Jennifer Gilbert, 2nd Alternate

This meeting was conducted via remote teleconference. Members of the public who wished to listen to the meeting were advised to do so by tuning into Channel 15 or Channel 12 or online at westfieldtv.org or online at Youtube.com - Westfield Community Programming Channel. The public could also participate by internet or phone, per instructions on the posted meeting agenda. In-person attendance was not possible
2-23-22

1. *Call to order:* Chairman Sullivan called the meeting of the Zoning Board of Appeals to order at 7:15.

By Roll Call Vote:

Richard Sullivan, III Chair	-	present
Sofia Bitzas, Member	-	absent
Christine Webster, 1 st Alternate	-	present @ 7:17
Jennifer Gilbert, 2 nd Alternate	-	present

Staff in attendance: Jay Vinskey, Principal Planner
Christine Fedora, Clerk

Chair Sullivan asked members to introduce themselves.

2. Public Participation (on any matter not subject to a public hearing)

Chair Sullivan asked if there was anyone who would like to speak during the public participation portion of the meeting regarding items not on the agenda. None.

3. Public Hearings (and possible deliberation and decision) on the following petitions:

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: Zoning Board of Appeals, 59 Court St. Westfield, MA 01085 or by email to: j.vinskey@cityofwestfield.org

Chair Sullivan stated the applicant has asked for a continuation in order for them to complete their site plan. Chair Sullivan further stated the Board would take public comment regarding the application tonight and will continue to March 23rd at this time there will be additional time for review. Chair Sullivan asked if there was anyone here for other items besides Little River Road.

Chair Sullivan stated they are waiting for Member Webster to join the meeting. While the Board was waiting for Member Webster Chair Sullivan amended the agenda to continue with other items on the agenda.

Chair Sullivan stated there are no new applications and minutes will be addressed following the public hearing.

Chair Sullivan stated Member Webster had joined the meeting. Chair Sullivan opened the meeting up for comments from the public in favor or opposed to the petition on Little River Road.

Jessica Ridley - 33 Violet Circle

Ms. Ridley voiced concerns regarding this application. They have put a lot of money into their back yard, they do not want to look at this when they are sitting in their back yard, she also felt this would lower their property value on their home, parking was a concern of hers as well as traffic going down their street. She felt there is enough room in the store for ice cream. Chair Sullivan asked where her property is in relation to the convenience store? She informed him she lives across the street in the new development, one house in, if she were standing in her backyard she would have a clear site of the store. Chair Sullivan noted prior to the structure burning down they had a deli and ice cream in the store. Ms. Ridley stated she was aware of what it was, she felt if they want to sell ice cream he can do it from the inside.

Chair Sullivan asked if Members Webster or Gilbert had any questions for the abutter? Member Webster stated she would take it into consideration and take a look at it.

Chair Sullivan noted this will be continued in order to receive comment from the petitioner. The hearing will not be closed, there will not be any deliberating this evening. The hearing will be continued to March 23, 2022, comments will be taken from the abutters as well.

Ms. Ridley stated she wanted it in the record the meeting was going to be continued and that submission of written comment will be continued.

Anyone else?

Donna Carmel 399 Little River Road

She lives next door to the country store and has a problem with them doubling the size of the store, it will add extra traffic, noise, cars idling, problems with exhaust fumes going into her windows. She also has problems with trucks, traffic, the dumpster is located right next to her window. She felt there is no need for this when there are restaurants within a mile away.

Planner Vinsky stated he received 3 E mails that were forwarded to the Board. Chair Sullivan stated he would read those letters into the record on March 23rd when the applicant will have an opportunity to respond to their concerns/questions, the abutters will also have an opportunity to speak as well.

Chair Sullivan asked if Members Webster or Gilbert wanted to add anything further? Nothing further was added.

Chair Sullivan MOTIONED, seconded by Member Gilbert to continue to March 23, 2022. All in favor.

Planner Vinskey noted the same zoom link used for tonight's meeting will be used on the 23rd. If the site plan is received digitally, if time allows it will be posted on the City's web site.

Chair Sullivan stated there are no new applications to be accepted.

Approval of Minutes.

Chair Sullivan asked if the Board wanted to wait until Member Bitzas was present to approve the minutes? Member Webster said she was fine acting on the minutes, Chair Sullivan agreed. Chair Sullivan MOTIONED, seconded by Member Webster to approve the previous meeting minutes. All in favor.

No other items to discuss.

Planner Vinskey asked if the Board wanted to postpone the election of a chair until everyone was present. Chair Sullivan agreed the Board should postpone. Member Webster nominated Chair Sullivan to continue as Chair in the interim until the Board has the full quorum to vote on the Chair.

The Board agreed not to have any new applications administratively scheduled for public hearings for March 23, 2022.

Planner Vinskey also added he thought the authorization for zoom meetings ends sometime in April. The Board to decide at their next meeting to determine how the next meetings will be held.

Motion to adjourn at 7:33. All in favor, by roll call.