



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

March 2, 2021

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 was conducted via remote participation. Specific information could be found on the City website at www.cityofwestfield.org. For this meeting, 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 westfielddtv.org or online at Youtube.com - Westfield Community Programming Channel. No in-person attendance of members of the public was possible

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

The above member attendance was taken by roll call.

A. Public Participation.

Chair Carellas asked if there was anyone who would like to address the Board regarding items not before the Board for a public hearing. None.

B. Review and approval of previous meeting minutes (2/16/21)
No minutes available for review.

C. Review of plans not requiring approval under Subdivision Control Law
No ANR's for review.

D. Public Hearings
Prior to opening the public hearings Chair Carellas read the instructions for joining the meeting.

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

Chair Carellas asked how this application should be handled. Should it be considered as one whole project? Planner Vinskey noted it was filed as 2 applications so there will be 2 decisions, but they could be heard together

Sofia Bitzas of R. Levesque addressed the Board on behalf of their client Bob Bolduc and requested a month continuance due to member absence. Vinskey noted absent Member St. Hilarie was ineligible anyway. Member Magarian MOTIONED, seconded by Member Puza to continue to April 6, 2021.

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

Members discussed and agreed the \$50 continuance fee should apply.

- Continuation- Special Permit/ Site Plan/Stormwater - Marijuana Shop - 265 Union St.

Sofia Bitzas of R. Levesque again addressed the Board on behalf of their client RC Retail Development and requested a month continuance. After reviewing the members eligible to vote at this and upcoming meetings, Member Magarian MOTIONED, seconded by Member Salois to continue to April 6, 2021. All were recorded in favor.

- Continuation- Special Permit - Infill/lot size averaging - 23 Allen Ave.

Sofia Bitzas of R. Levesque addressed the Board on behalf of their client William Romani she added they may need to re-notice the public hearing for additional relief and requested a continuance. Member Crowe MOTIONED, seconded by Member Crowe to continue to April 6, 2021. All were recorded in favor.

E. Other Business

- Street acceptance recommendations for Angelica Drive & Day Lily Lane as public ways (referred from City Council)

Planner Vinskey informed the Board they have received a request for a recommendation from the City Council on the acceptance of Angelica Drive and Day Lily Lane, recently closed out from Subdivision control, so all the work has been completed. This is just part of the acceptance process for public ways.

Member Crowe MOTIONED, seconded by Member Magarian to make a positive recommendation for acceptance.

By Roll Call vote:

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

F. Announcements/Future agenda items

Chair Carellas asked if there was anything else to discuss. Planner Vinskey stated the city is currently working on the Fiscal 2022 budget, and he again put in a request for Master Plan funding.

The Board briefly reviewed the items for the next meeting. Planner Vinskey informed the Board there is 1 hearing scheduled. The Board briefly discussed the opening of city hall.

The meeting was adjourned at 7:18.