



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

April 18, 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

Vice Chair Crowe, serving as acting Chair, and opened the meeting at 7:00

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

Julie Bolio - 960 Western Avenue- Asked if anyone checks to see if conditions attached to a decision are being met? If no one checks and someone sees they are not adhering to the conditions, what are they supposed to do? Are there consequences? Acting Chair Crowe suggested to email City Planner, and Chair of the Planning Board, Building Department as well as the Code Enforcer.

B. Review and approval of previous meeting minutes.

Member Bowen MOTIONED, seconded by Member Magarian to approve the March 21, 2023 meeting minutes. All in favor.

C. Review of plans not requiring approval under Subdivision Control Law

- None

D. Public Hearings (and possible deliberation and decision)

- Continuation – Zoning Amendment (petition of the City Council) to exempt certain fixtures from the lighting standards.

Acting Chair Crowe asked for a MOTION, to continue to May 2 in order to have Chair Carellas participate. Member Goyette MOTIONED, seconded by Member Magarian to continue the discussion to May 2. All in favor.

- Special Permit – Ground sign – 76 Court St.

Nicole Wzorek addressed the Board; would like to put a sign up at 76 Court Street for her business. Chair Crowe inquired about the size of the post. 5.5 feet tall, solid wood sign, hand carved black and gold, eventually she might like a small down turned light. Salois how far sidewalk to house? Ms. Wzorek approximately 12 feet. Salois 2 feet back from the sidewalk and sign is 4 feet long so would be approximately 6 feet from house.

Ms. Wzorek stated the house is a mixed use, apartment on second floor and studio on first floor, currently she is working out of her parents’ house.

Member McEwan asked if the sign is lit? In the future possibly, she would like downlight at night. Member McEwan felt there is a setback issue, the setback is supposed to be the same as side yard setback, in that zone it would be 15 feet, the Board can waive but it has to be midway between.

Member Magarian asked about the business and what she would be doing? Ms. Wzorek makes wedding gowns, wedding dresses for mothers of the bride, and alterations, she does not have a lot of inventory. Its small, intimate and by appointment only.

Question or for or against?

Agma Sweeney/14 Pleasant Street – Thinks this is great addition to the downtown area.

Bridget Matthews Kane- Supports as a Councilor and neighbor.

Member McEwan suggested a dimensional waiver and to make the sign be midway between sidewalk and house? The Board agreed.

Member McEwan MOTIONED, seconded by Member Bowen to close. All in favor.

Member McEwan noted to include the waiver, have the sign midpoint between sidewalk and house, and only downward lighting. The Board reviewed the draft decision.

Member McEwan MOTIONED, seconded by Member Puza to approve the sign for 76 Court Street. Roll Call:

Member Puza	-	yes
Member Salois	-	yes
Member Bowen	-	yes
Member Magarian	-	yes
Member Goyette	-	yes
Member McEwan	-	yes

Member Crowe - yes

E. Other Business

- Definitive subdivision Plan (3 lots at Parcel 73R - 7) - Dox Road improvements (Board deliberations; public hearing is closed)

Acting Chair Crowe reviewed her notes of the prior meeting: Fix road to engineering specs, Road completed by last house built, Ensure contract bond to guarantee completion of road work, Boulder at septic, No turn around sign

Member Magarian asked for clarification on the sign. Following discussion the Board felt the signage can read either No Exit or No Outlet.

Member Salois voiced concerns regarding the condition of Dox Road and fixing a portion of it, it will still have a bottle neck, and the entire street is a mess. Further discussion among members as to the width of the road and possibly fixing it.

Member Goyette stated he would not be in favor of waiving the filing fee, the Board is not making them pave it. Member Bowen agreed.

Also discussed were conditions. Before start building have to do road, and then dress after last house is completed. Goyette further noted they would have to bond. The following to be added to the draft decision: Widen road first prior building, No Exit / No Outlet Sign, Boulders placed 237 Dox Road near septic system, Road fixed to Engineering Specs., Widen before construction started and finished after last house built, No waiver of filing fee, Performance bond required.

Member Salois MOTIONED, seconded by Member Magarian to approve Dox Road subdivision with conditions as stated.

Roll call

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

Acting Chair Crowe stated there is a 20-day appeal period.

F. Announcements

Member Salois gave a brief Master Plan Update. Currently the information is being reviewed and will be put together for the Master Plan. A Master Plan presentation is planned for May 11th. He felt it would be great if the Planning Board members could attend.

The meeting was adjourned at 7:40.