



# 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

## APPROVED MINUTES

May 17, 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

In the absence of Chair Carellas, Vice Chair Crowe called the meeting to order at 7:02

- A. Public Participation (on any matter not subject to a public hearing)  
Acting Chair Crowe asked if anyone would like to address the Board. None
- B. Review and approval of previous meeting minutes (5/3/22)  
Member Magarian MOTIONED, seconded by Member Salois to approve the minutes of 5/3/22. All in favor.
- C. Review of plans not requiring approval under Subdivision Control Law
  - North Rd., Debbie Ln, Gun Club Rd./Pezzini et al

Planner Vinskey informed the Board this plan was before them previously, they are adjusting the lines. No changes to frontage, but creates a small land-locked strip. Member Goyette MOTIONED, seconded by Member Magarian to approve. All in favor.

- 72 Laro Rd./Bannish

Planner Vinskey informed the Board this parcel is located at the Westfield/ Southwick line, both towns require endorsements. As far as the Board is concerned it would be treated like 2 separate

zoning districts, there is no change in frontage, the neighbors are swapping parcels/an interior adjustment of lot lines. Upon a motion to approve, all voted in favor.

D. Public Hearings (and possible deliberation and decision)

- Continuation – Special Permit/Site Plan Stormwater Permit – Marijuana cultivation facility – 0 Timberswamp Rd. (Parcel 69R - 20 -1A0

(Less than 7 eligible members present). Jeffrey Baska addressed the Board. He presented this at the last meeting and the Board had concerns they are working diligently to address, and he asked for a continuance. Member McEwan MOTIONED, seconded by St. Hilaire to continue to June 7. All in favor.

- Zoning Map Amendment – from Bus A & Res C-1 to all Res. C – 0 Lockhouse Rd. (Parcel 230-18-1A)

Filipe Cravo of R. Levesque Associates is representing his clients, Joe Kelly Sr., and Joe Kelly. They are proposing a zone change on 0 Lockhouse Road Parcel 230-18-1A from Business A and Residence C-1 (Garden Apartment) to all RC.

Mr. Cravo gave a description of the location of the parcel in question. The parcel is located off Lockhouse Road, in the section between North Elm Street to Arch Road, it is the last parcel on the right before the cross over the RR bridge.

The parcel is currently split between BA and RC-1. Mr. Cravo gave a description of the neighborhood. There are multifamily, veterinary hospital, railroad, and single family developments. The parcel contains 3.87 acres in size which consists of the 2 separate zoning districts. Their request is to make it uniform and have it all be zoned RC which will allow for a development of multi-family. He further noted the current 2 zoning districts allow for multifamily housing but in varying levels of density. He noted the RC district is more in line with the Willows development which was built in 1964.

Member Magarian asked how many units was he proposing? The applicant was undecided as to the number of units, each unit is allocated a certain area, depending on the number of bedrooms, could be up to 109. Joe Kelly addressed the Board stating depending on the topography of the land they would like to maximize the space, they want to make it look nice, and realistically they were thinking between 50 and 70.

Acting Chair Crow invited questions/comments from the public.

Planner Vinskey noted the Council will be looking for the Board's recommendation, either positive or negative.

Planner Vinskey stated the RC-1 zoning district is curious to him, he was not sure why the zoning was changed to a RC-1 in this area, originally was RC. He was unsure of the rationale for the change he has asked the City Clerk to research. He questioned if the zoning map was accurate, but stated RC-1 and RC allow similar uses, but RC-1 has a 5 acre requirement for apartment developments.

Member Salois felt this would be spot zoning. Member Magarian stated they want to take 2 different zones and combining them to one zoning, she felt this is a bit of spot zoning but further added it is also cleaning it up a bit. Planner Vinskey further added spot zoning is something that a court decides, he further commented that if broader planning goals are addressed by the change, it could be argued that it's not spot zoning.

Member McEwan stated he grew up in the Ridgeway Avenue area, this is a tough parcel to develop, if a business were to be put there it would be inappropriate to access North Elm Street because of the wooden bridge on Arch Road. He is in favor of residential use. Planner Vinskey further noted if there is a residential zone in front, so they can't have business use in the back.

Member St. Hilaire MOTIONED, seconded by Member Magarian to send a positive recommendation to change the zoning to RC. All in favor.

- Zoning Map Amendment - from Bus. A & Ind. A to all Ind. A - 627 Southampton Rd.

Mr. Kurtz addressed the Board. Currently his property on 627 Southampton Road is zoned 2 different zones, the back portion of the lot is zoned IA where the shed manufacturing takes place, in the front portion of the lot is zoned Business A, he would like to change the entire site to all Industrial A.

Member Magarian inquired if they own the other Business A portion? Mr. Kurtz replied that portion is owned by Dollar General. Planner Vinskey noted Dollar General had split a portion off. Does Egleston Road go through there? Planner Vinskey replied it is a driveway, Planner Vinskey further noted that Lawry freight uses it, it is like a flag lot.

Member Goyette felt this zone change makes sense to him. Member Salois agreed.

Acting Chair Crowe asked if there were any questions from the public.

There being no further discussion. St Hilaire MOTOINED, seconded by Member Puza to send a positive recommendation for the zone change to Industrial A. All in favor.

#### E. Other business

- Plot Plan for 10 Angelica Drive (Sec. 1-10.2(5d)), referred from Building

Planner Vinskey gave a brief review - development at an Angelica Drive lot had created drainage issues for the neighbors which then lead to a zoning ordinance amendment which called for detailed site plans to ensure they are consistent with the subdivision plan and not creating problems for neighbors. The building commissioner issued an enforcement requiring more information on this current lot. They have submitted a plan and the building inspector referred this to the Board for input, to assist her in reviewing the plan. Member Goyette stated he drove by the lot and it is a drive under garage, he felt there is no way water there is going to stay in their driveway, he felt the plan is not accurate he suggested maybe to relook at the numbers. Planner Vinskey also noted it was a rough plan, they are not showing a finished floor grade- but noted they are showing swales along both the property lines so as direct water away from the neighbor to the back which is consistent with original subdivision plan.

Member Goyette felt the plan was not accurate; the lot has changed hands a couple times. Planner Vinskey agreed there needs to be more detail site plan, but this is not within the Board's purview to require.

Member Goyette motioned to ask for more detail on the plan. Member Magarian also felt they should come back to the Board. Member Salois seconded. All in favor.

F. Announcements

- Master Plan update

Member Salois informed the Board there will be a meeting of the Master Plan committee on June 9<sup>th</sup> and felt it would be great if members could attend during the public participation portion of the meeting. He further added there will be more public outreach meetings held during the fall.

Member Crowe asked if the Mayor and Council were asked about limiting the number of cultivation facilities? Planner Vinskey informed the Board the Mayor responded that he is taking a pause at this time due to changing rules, he is putting somewhat of a cap on Host Community Agreements. Member Salois inquired if it would be codified? Planner Vinskey informed him that would be up to City Council and Mayor.

The meeting was adjourned at 8:01.