



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

June 1, 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 westfieldtv.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) – arrived at 8:14
 Richard Salois (Associate)

Jay Vinskey, Principal Planner
 Christine Fedora, Secretary

The above member attendance was taken by roll call (sans Puza)

A. Public Participation. None heard.

B. Review and approval of previous meeting minutes of minutes (5/4/21, 5/18/21)

Members noted they received the minutes but did not have time to review. Member Crowe MOTIONED, seconded by Member Magarian to re-address the approval of minutes at the Board's June 15 meeting.

By Roll Call vote:

William Carellas - yes
John Bowen - yes
Cheryl Crowe - yes
Jane Magarian - yes

Philip McEwan - yes
Richard Salois - yes

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

- 243 & 247 West Road

Planner Vinskey explained the application is combining of lots, this doesn't change the frontage; it appears a structure that existed on one of the lots has been removed.

Member Magarian MOTIONED, seconded by Member Crowe to approve the ANR.

Richard Salois - yes
Philip McEwan - yes
Jane Magarian - yes
Robert Magarian - yes
John Bowen - yes
Cheryl Crowe - yes
William Carellas - yes

- Cross & Ashley street/City of Westfield

Planner Vinskey stated he wasn't sure why ANR endorsement is needed as it's basically a boundary plan. There are no frontage issues.

Member Goyette MOTIONED, seconded by Member Magarian to approve the ANR for Cross Street.

Jane Magarian - yes
Robert Goyette - yes
John Bowen - yes
Richard Salois - yes
William Carellas - yes
Cheryl Crowe - yes
Philip McEwan - yes

D. Public Hearings (and possible deliberation and decision)

Chair Carellas read the instructions for public participation into the record.

- Special Permit - New 125' wireless communication tower - 700 E. Mountain Rd.

First addressing the Board was Attorney Michael Fenton. Prior to beginning his presentation Attorney Fenton asked if he could clarify the number of Board members present. Planner Vinskey indicated there are 7 of the 9 members present, he further noted that Raymond St. Hilaire and Bernard Puza were not present, he did add there are 7 members present which is a full board.

Attorney Fenton stated he is a partner at Fenton, Schwartz he is here representing his client Verizon, he further noted there were several other members of the Verizon team present.

Attorney Fenton explained the application to the Board. They are requesting to be allowed to put a 125 foot tower in a Rural Residential District, he further noted they were previously before the Board to schedule the balloon flight. They had met with the Zoning Board of Appeals and received approval for a variance allowing the facility to be located in a Residential District. He further noted the project complies with all the setbacks. The demonstration balloon was flown on May 22 as directed by the Board and earlier in the day today because of inclement weather on the dates scheduled.

Attorney Fenton stated he received comments from Planner Vinskey as well as comments from the Airport Commission. They have contacted the FAA as well as the other agencies requested by the Airport Commission and received a no dangerous determination indicating the tower would have to be lit, and they agreed to do that.

Mr. DeVito, the Engineer from Verizon shared his screen identifying the location of the tower and coverage areas. Key performance issues were explained for users in the Westfield and surrounding areas. Existing structures in the area were also presented. Will provide a better more robust user experience.

Member Salois asked if the tower around hospital will that affect other areas in the city. It will make the other sites in the area work better, it will improve the other sites and make them work much better.

The Board discussed the location of the tower. Mr. Jay Liquori of Verizon addressed the Board regarding the location of the tower. When you enter Lane Construction off East Mountain Road there is a conveyor belt that goes almost all of the way down to Westfield Street, the tower will be tucked in the woods off the western side of the conveyor belt. He further noted the location is seen better on the zoning drawings.

Mr. Liquori looking at google earth think would be better if looked at an aerial view. Mr. DeVito showed the area on his map, he added 311 East Mountain Road is where the property will be accessed. Member Goyette felt it was not clear as to the location of the balloon was flying. The applicant noted the Assessor record of address for the tower is 700 East Mountain Road, it is a very long road. Member Goyette felt that google earth would have been a very helpful tool. The applicant noted the application was submitted in April and zoning drawings were part of that application which showed the location of the tower and at time were questions about coverage in the adjoining neighborhoods did everything to be as transparent as possible. Chair Carellas voiced his concerns that he was under the impression it was going to be at 700 East Mountain Road where google shows, he felt the tower was going to be on a mountain, he noted he was not adverse against the tower but he would have liked to have known where to look for the balloon. Member Goyette agreed. Planner Vinskey noted we used the city records as the address on the project, it's based upon city records; that parcel is about 2 miles long, but it was clear in the application's maps. Member Magarian also noted she could not see the balloon.

David Archibald hired by Verizon to do the analysis study, informed the Board when they are flying the balloon they use the location by latitude and longitude not by address they do this to make sure they get the correct location, he proceeded to show the location where the visibly of the balloon would be, he referenced of the water tower.

Chair Carellas asked if they addressed the concerns of Planner's memo. A removal bond will be submitted; Will allow other carriers access to lease space on the tower with building departments approval.

Planner Vinskey noted the variance has been granted but was unsure of it being recorded; the appeal period should have passed.

Chair Carellas asked if there was anyone who would like to speak in favor or opposed?

William Onyski - 37 Hillcrest Circle - City Councilor - (coverage maps displayed again) noted it would be helpful to Devon Manor.

Member Magarian didn't think it would be a problem in residential area. Member Salois felt this will help somewhat on the north side of the city.

Mr. Juan Latorre started over 10 years ago with Verizon at that time there were only 3 locations, it has almost tripled in that time, and they will continue to improve service in Westfield.

Chair Carellas inquired if there are any environmental issues with 5G? There is no difference between 5 G and any other frequencies, the standards are the same.

Draft decision was reviewed, conditions read:

1. *The site shall be developed and maintained in accordance with the plan entitled "Westfield East MA" sheets T-1, C-3 through C-6, and A-1 through A-4 revised 3/2/21; C-1 and C-2 revised 3/3/21, as prepared Hudson Design Group, Inc., signed and sealed by Daniel Hamm, P.E., or Daniel Stasz, P.L.S.*

After expiration of the appeal period, a paper and a digital (PDF) copy of said plans, incorporating any modifications herein conditioned, shall be submitted to the Planning office prior to making application for a building permit or commencing the subject site construction.

2. *Prior to applying for a building permit, the proponent shall provide, and thereafter maintain, a removal bond to the City. Such shall be in a form acceptable to the City Solicitor and in an amount equivalent to the costs of removing the tower (in present day dollars, but with such amount subject to adjustment every five years).*
3. *Any tree removal within 100 feet beyond the project's "proposed limit of tree clearance" shown on sheet C-5 shall require prior approval by the Board, who may impose aesthetic mitigation measures.*

Chair Carellas inquired about the recording of variance. Planner Vinskey noted it has to be filed with registry to be finalized so that the Board can find rules and regulations are followed.

Attorney Fenton stated he would have the variance recorded prior to special permit, and would agree to that being a condition. The Board further agreed on waiving the 3rd party review.

Attorney Fenton asked about the restriction on tree clearing. Planner Vinskey mentioned this was a condition of a previous tower approval; displayed text on the screen. Attorney Fenton agreed that Verizon won't be doing more clearing than on the plan, restrict tree clearing to C5, he wanted to be careful not to make a promise he can't keep, not responsible for outside of Verizon's leasing area. Vinskey mentioned the permit is enforceable against the property owner.

Member Magarian MOTIONED, seconded by Member Salois to close the hearing.

William Carellas	-	yes
John Bowen	-	yes
Robert Goyette	-	yes
Jane Magarian	-	yes
Richard Salois	-	yes
Philip McEwan	-	yes
Cheryl Crowe	-	yes

Member Magarian MOTIONED, seconded by Member Salois to approve the Special Permit for 700 East Mountain Road. With conditions as reviewed.

By Roll Call vote:

Cheryl Crowe	-	yes
John Bowen	-	yes
Robert Goyette	-	yes
Philip McEwan	-	yes
Richard Salois	-	yes
William Carellas	-	yes
Jane Magarian	-	yes

Member Puza's entrance was noted at 8:14.

- Site Plan/Stormwater Permit – Marijuana shop/production – 0 Medeiros Way (63R-4)

Chair Carellas noted Member Puza would participate in this one. Representing the petitioner was Terry Reynolds of T. Reynolds Engineering of Florence. The applicant was Michael Albert of Pioneer Valley Trading Company.

Mr. Albert explained the application before the Board is for a marijuana facility for cultivation, manufacturing and retail production. The facility will be a 33,000 plus s.f metal building and associated 10,080 s.f greenhouse.

There will be 2 driveways and 50 spaces for parking, the plan is designed for fire access. There will be no problem with adding bike racks if the Board so wishes. There will be sidewalks on 2 sides, employee parking will be on the east side and retail parking will be in the front, lighting only in parking areas, greenhouse will be fenced, delivery area where deliveries and shipping, enclosed dumpster area, there will be an interior waste processing area for the marijuana waste.

The planting plan was reviewed, many trees will be saved in front and additional plantings were added with trees and shrubs added as well as planting with infiltration basin. A lot of organic materials. The facility has an extensive stormwater system, the pre and post conditions are being met. City sewer and water.

Member Salois inquired about signage. There will be a directional sign at the entrance 2 x 3 sign, lighting? No it will not be lit.

Member Magarian asked about the guardrails? Mr. Albert stated he would like to remove the ones that are currently there as they are restricting the view, need for them is unknown. Carellas asked about the scrubbers and filters? Mr. Albert noted they would like to have 2 per room per flowering room and common spaces, air curtains in the doorways as well. Mr. Albert further explained the greenhouse misting turbine oxidation system and how it works, it doesn't smell as much, it has about a 98% effective rate.

Member Goyette asked if it would be possible to have the specs for the misting system, fog code and scrubbers sent to the Board. Carellas- cultivation in green house only? Facility 32,000 safe, inside of that 8 grow rooms along with vegetated rooms, middle rooms flowering rooms middle of facility. Carellas odor medication will be passing thru scrubbers, only way in door and curtains, in hallways air scrubbers going in there as well.

Is a no-smell condition amenable? Yes, absolutely.

Member Crowe asked if they are going to be doing home delivery. Mr. Albert stated not at this time, but not to say it won't happen at some point. She further asked if they could order ahead of time. Yes.

Public comments? None.

Member Crowe inquired about security relationships with police department? Mr. Albert stated they have 2 different systems, he has talked to the Chief, and he is currently reviewing the documents, and is waiting for a response from him.

Member Puza asked if the grow package and retail are all the same building, does it leave for resale? Wholesale avenue as well will supply of 20 -30 going town store, will be taking others in

retail store. There will also be a kitchen for making infused products. Chair Carellas asked if this is their only facility. Yes. Member Crowe asked about the lighting? Terry Reynolds stated there will be safety lighting, ceiling lighting above entrance, stoops will have lighting.

Planner Vinskey noted all lighting will have to abide by the lighting ordinance, even building-mounted. He further noted the Stormwater has been recommended for approval.

Member Goyette stated he would like to see what they're doing for no odor prior to voting noting he would be willing to listen to the rest of the Board. Crowe agreed. A brief discussion among members, and they agreed the meeting should be continued in order to receive the technical information.

Mr. Albert- the specs will have volumes that they can handle, will provide summary. Location of the scrubbers in the flower room; Greenhouse schematic; Material data sheets and location of misting, also a bicycle rack. Mr. Albert said he need time to research home delivery. Planner Vinskey noted retail delivery is a by right use in this district.

Member Magarian MOTIONED, seconded by Member Crowe to continue to June 15, 2021. Planner Vinskey noted he was unsure of the format of the June 15th meeting, it will be remote if possible, if not it will be in the City Council Chambers in City Hall.

Mr. Albert asked if the Board would do a straw vote as to approving the project. Chair Carellas stated he has no issues as long as everything checks out. Members Goyette, Magarian and Crowe agreed as long as everything works out.

On the motion to continue:

Cheryl Crowe	-	yes
John Bowen	-	yes
Robert Goyette	-	yes
Philip McEwan	-	yes
Bernie Puza	-	yes
William Carellas	-	yes
Jane Magarian	-	yes

E. Other Business

- Review of changes to approved plan -32 Char Dr. (for Marijuana operation, 6/18/19)

Robert Pervere Kevin Wong, Steve Charculitz

Mr. Pervere addressed the Board. Over the last 2 years they have made a couple changes as they are getting close to the groundbreaking. They are proposing to use the current entrance way as it is now rather than to make an entry way/drive-thru for loading and receiving, they would like to reduce the cost associated with the additional infrastructure and use the building

as it has been used for the last 30 years. He further noted they will be able to drive up to the current existing door the way it had been done previously.

Member Bowen asked if they would be moving the door. Mr. Pervere stated they would be using the existing door but making it higher.

Member Salois mentioned during the previous meeting there was a lengthy discussion regarding the turning radius on the in and out. He also felt there was a property line issue on the original application. He wanted to make sure everyone on the Board remembers that. Planner Vinskey noted he thought that was resolved by an easement there.

Chair Carellas asked if this was before the Board for minor changes. Planner Vinskey noted if that is what the Board determines.

Member Bowen MOTIONED, seconded by Member Goyette to accept as a minor change. By Roll Call vote:

Robert Goyette	-	yes
Jane Magarian	-	yes
Richard Salois	-	no
Cheryl Crowe	-	yes
John Bowen	-	yes
Philip McEwan	-	yes
William Carellas	-	yes

- Endorsement of Definitive Subdivision Plan (frontage waiver) - City View Blvd. (a.k.a. 66 Butternut Rd./ Parcels 27R-22, 20)

Planner Vinskey noted the Board approve this a month ago, the appeal time has passed and the clerk has signed off on the plan. The Board needs to endorse the plan.

Member Crowe MOTIONED, seconded by Member Salois to endorse the plan.

Robert Goyette	-	yes
Cheryl Crowe	-	yes
John Bowen	-	yes
William Carellas	-	yes
Jane Magarian	-	yes
Philip McEwan	-	yes
Bernie Puza	-	yes (Member signatures will be collected)

F. Announcement, Future items.

Member Crowe voiced concerns regarding the overgrown solar farm on Southampton Road. Planner Vinskey stated he had already reached out to them and they are in the process of finalizing their mowing contract, hopefully it will be done soon.

Chair Carellas mentioned Amherst is letting businesses block off/decorate parking spaces for outdoor seating and thought this is something Westfield may want to consider. Chair Carellas to email photos to members. Member Crowe mentioned Art Works noticed it as well and thought this could possibly happen in Westfield.

Planner Vinsky announced he was unsure as to how the next meeting would work; will be by zoom if it is allowed..

The meeting was adjourned at 9:06.

APPROVED