



# 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 7, 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

---

Chair Carellas called the meeting to order at 7:00.

- A. Public Participation (on any matter not subject to a public hearing)  
Chair Carellas asked if anyone would like to address the Board. None.
- B. Review and approval of previous meeting minutes (05-17-22)  
Member Crowe MOTIONED, seconded by Member McEwan to approve the 5-17-22 minutes. All in favor.
- C. Review of plans not requiring approval under Subdivision Control Law
- North Road (a.k.a. 0 Southampton Rd./Parcel 70R-8) / RYMC, LLC

Planner Vinskey stated this property involves one of the hearings scheduled for Tonight. It is a simple division of land which has adequate frontage. Member McEwan MOTIONED, seconded by Member Crowe to approve the A.N.R. All in favor.

- D. Public Hearings (and possible deliberation and decision)
- Continuation – Special Permit/Site Plan/Stormwater Permit – Self-storage facility at North Rd. (Parcel 70R-)

There not being a full Board (7) of eligible members, and after further discussion, the applicant asked that the Board to continue the hearing until their next meeting scheduled for June 21. Member Magarian MOTIONED, seconded by Member McEwan to continue to June 21, 2022. All in favor.

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

Planner Vinskey stated this application has the same situation. He further added the applicant has submitted revised plans, the City Engineer has not reviewed them for stormwater, so it is unlikely the board would be ready to vote tonight. Chair Carellas felt it would make sense to continue but noted it is up to the applicant.

Jeffrey Baska and Mike Schaeffer distributed updated site plans and other project documents (no testimony was given), and asked for a continuance until June 21. Member Crowe MOTIONED, seconded by Member Salois to continue until June 21, 2022. All in favor.

E. Other business

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

The Board discussed this at their last meeting and had asked that a more detailed plan be submitted for their review. Planner Vinskey further stated the drainage appeared consistent with the subdivision plan it showed sheeting across all the lots, this lot creates a little bit of a swale on each side but it's still heading towards the back of the lots, so it fits in the big picture. How someone grades their house lots or where they put their houses is not under the Board's purview, but noted you can't have your water going into your neighbors.

Chair Carellas inquired what is being asked of the Board? Planner Vinskey stated when someone gets a building permit in a subdivision the grading has to match the overall subdivision. Formally, the Board is not involved in this but the Building Department is looking for the Board's input on the review. Chair Carellas felt the owner did not do what they were supposed to do, but Planner Vinskey replied he doesn't know what the building department required or why we are at this point. Chair Carellas felt that rules are rules and he does not want to set a precedence. When people develop on lots sometimes they do things that are different from the subdivision concept, which is fine except for when they create something that makes the stormwater system not function as designed.

Member Salois stated he had reviewed the plan and he doesn't care where the foundation is, as long as it is not affecting the neighbor's property; he further noted he looked at the grading plans and it matches what is supposed to be there.

Member Bowen inquired if there is a bench mark required for the grading? Planner Vinskey added the building department can require a plot plan, the building department can require as much or as little as they want or need. Planner Vinskey further noted the subdivision regulations do not set a specific building elevations to follow, it is more a conceptual plan for house and driveway locations, for the purpose of overall stormwater management.

Member Salois further noted in reading the numbers it's going to drain toward the back and not push water to the neighbor's, he felt everything is leading to the back which tells him everything would be ok, regardless how the site itself is designed.

Member Bowen agreed with Member Salois, as long as it is satisfactory with Carissa it is fine with him. Member Crowe also noted there were no other houses going back there. The Board agreed the updated plan was acceptable.

F. Announcements/Future Items

- Summer meeting schedule.

It was noted the Board will meet only on the third Tuesdays of the months. July - September for regular meetings: 7-19-22, 8-16-22, 9-20-22

- Master plan update.

Planner Vinskey noted the Master Plan Committee will be meeting on Thursday, at 5:15, in Room 315; more will be known after that. Committee Member Salois noted he would not be in attendance on Thursday as he will be out of town.

Member Crowe mentioned the solar farm on Southampton Road, and the mowing has been neglected. It was agreed to put the item on the next agenda for discussion.

Planner Vinskey noted the site plans for Target were distributed for the Board's review, for a hearing at the next meeting.

The meeting was adjourned at 7:35.

APPROVED