

**TOWN OF WESTFIELD
PLANNING BOARD
AGENDA**

September 8, 2021

7:30 pm REGULAR MEETING

I. ROLL CALL

II. STATEMENT BY THE CHAIRMAN

III. APPROVAL OF MINUTES:

August 2, 2021

IV. APPROVAL OF RESOLUTIONS:

None

V. NEW APPEALS:

PB 21-04 ,517 Edgar Road, Block 2909, Lot 5.01

Applicant is proposing to subdivide the property into two separate lots, one with frontage on Edgar, second on Codding. The existing single-family home will be retained. Variances requested are from the Land Use Ordinance 11.09E1 where a minimum gross area of 6,000 square feet is required and proposed for Lot 5.01 is 5,500 square feet and for Lot 5.02 is 5,778 square feet; from Section 11.09 E2 where a minimum area within first 120 feet of lot depth of 6,000 square feet is required and proposed for Lot 5.01 is 5,500 square feet and for Lot 5.02 is 5,460 square feet; from Section 11.09E4 where the minimum lot depth required is 120 feet and proposed for Lot 5.01 is 111 feet; from Section 11.09 E3 where the minimum frontage required is 50 feet and proposed for Lot 5.02 is 45.5 FT. Section 11.09E2 where the minimum lot frontage required is 50 feet and proposed for Lot 5.02 is 45.5 feet. **Application deemed complete on July 26, 2021. One-hundred and twenty-day decision date is November 23, 2021.**

PB 21-21-08, 885 New England Drive, Block 5301, Lot 16 (To be carried to the October 4, 2021 meeting of the Planning Board)

Applicant is seeking approval to remove the existing single- family dwelling and subdivide the property into two separate lots. **Application deemed complete August 2, 2021. Forty-five-day decision date is September 16, 2021.**

PB 21-10, 421-449 South Avenue East, Block 3307, Lots 1 & 2

Applicant is seeking site plan approval for construction of a mixed-use project consisting of 156 residential units with an inclusionary component and 17,000 square feet of commercial space. A variance is requested from the Land Use Ordinance Section 16.04 E.4 where a freestanding sign is permitted as an alternative to wall mounted signs and proposed are both a wall mounted sign and a freestanding sign. **Application deemed complete August 11, 2021. One- hundred and twenty-day decision date is December 9, 2021.**

VI. REVIEW OF ORDINANCES

General Ordinance No. 2221

An ordinance rescinding certain provisions of the town code for the town of Westfield.

General Ordinance No. 2222

An ordinance to amend certain provision of the land use ordinance of the town of Westfield requiring the submission of a digital copy of applications to the Planning Board and Board of Adjustment.

VII. PENDING APPLICATIONS:

APPLICATION NUMBER	ADDRESS	APPLICATION TYPE	DESCRIPTION	STATUS
PB21-07	1161 Lawrence Avenue	Minor Subdivision with Variances	Subdivision of exiting flag lot creating a new lot without a street frontage	Submitted 7/1/2021. Deemed complete on 8/12/2021. Tentative hearing date of 10/4/2021.
PB21-09	522 Springfield Avenue	Major Site Plan	“Williams Nursery” 162-unit inclusionary project. Site included in Town’s HE&FSP	Submitted 7/13/2021. Deemed incomplete on 7/15/2021. Resubmission on 8/24/2021, in completeness review.