

**TOWN OF WESTFIELD
PLANNING BOARD
AGENDA**

October 4, 2021

7:30 pm REGULAR MEETING

- I. ROLL CALL**
- II. STATEMENT BY THE CHAIRMAN**
- III. APPROVAL OF MINUTES:**
September 8, 2021
- IV. APPROVAL OF RESOLUTIONS:**

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

Applicant proposed 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 were 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 21-10, 421-449 South Avenue East, Block 3307, Lots 1 & 2

Applicant sought 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 was 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.**

VII: NEW APPEALS:

**To be Carried to the November 1, 2021 Meeting
PB 21-08, 885 New England Drive, Block 5301, Lot 16**

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.

APPLICATION WITHDRAWN

PB 21-07, 1161 Lawrence Avenue, Block 303, Lot 7

Applicant is proposing to subdivide the property into two separate lots. The existing single-family home will be retained. One of the proposed lots will not abut an existing street and the applicant seeks relief from this requirement. Variances are requested from the Land Use Ordinance from the following: Section 11.05E2 where a 16,000 square foot lot area withing the first 178 feet of lot depth is required and 3,555 square feet for lot 7.01 is proposed and 0 feet for lot 7.02 is proposed; Section 11.05E2 in that a 90 foot lot width is required and 0 feet is proposed for lot 7.02; from Section 11.05E3 in that a minimum lot frontage of 90 feet is required and 0 feet is proposed for lot 7.02; from Section 11.05E4 in that a minimum lot depth of 140 feet is required and 0 feet is proposed for lot 7.02; from Section 12.04G in that a maximum wall improvements coverage of 20% is allowed and 24% is proposed for lot 7.01. The applicant has also requested relief from Section 11.05E5 in that a minimum front yard of 40 feet is permitted and no front yard exists for lot 7.02 and from Section 11.05E7 in that a minimum rear yard of 40 feet is permitted and that no rear yard exists for lot 7.02. Application deemed complete August 12, 2021.

V. PENDING APPLICATIONS

APPLICATION NUMBER	ADDRESS	APPLICATION TYPE	DESCRIPTION	STATUS
PB21-09	522 Springfield Avenue	Major Site Plan	"Williams Nursery " 162-unit inclusionary project. Site included in Town's HE& FSP.	Deemed complete on September 15. Scheduled for hearing at the December 6 meeting of the Board.

VI. EXECUTIVE SESSION – LITIGATION