

**TOWN OF WESTFIELD
PLANNING BOARD
AGENDA**

August 2, 2021

7:30pm REGULAR MEETING (TO BE HELD IN PERSON IN COUNCIL CHAMBERS)

I. ROLL CALL

II. STATEMENT BY THE CHAIRMAN

III. APPROVAL OF MINUTES:

July 7, 2021

IV. APPROVAL OF RESOLUTIONS:

PB 21-06 Prospect Street Ventures, LLC 133 Prospect Street, Block 2506, Lot 5

Applicant sought site plan approval to convert existing third floor office space into a single residential dwelling unit. Variances were requested from Section 11.25E3.a, 12.03B3, 17.05C, 17.02C of the Land Use Ordinance. Ordinance requires a minimum rear yard setback of 35'. Proposed is 27' 10'. Ordinance requires a 31' rear yard setback for the fire escape and 23' is proposed. Ordinance requires a minimum 24' wide access aisle in the parking area and 15' 8" is proposed. Ordinance requires a minimum of 15 parking spaces and 4 parking spaces are proposed.

V. NEW APPEALS:

NA

VI. OTHER BUSINESS:

Extension of Time

Conclusion of Second Extension of Statutory Protective Period Application No. PB-12-20
Resolution Memorialized February 11,2014

The Stop & Shop Supermarket Company, LLC
Block 2505, Lots 4,5,6 & 7
195,203,219 & 233 Elm Street

Summary of Zoning Standards Tables

Project Progress/Status Report

PENDING APPLICATIONS:

APPLICATION NUMBER	ADDRESS	APPLICATION TYPE	DESCRIPTION	STATUS
PB21-04	517 Edgar Road	Minor Subdivision with Variances	Subdivision of through lot into two separate lots, one with frontage on Edgar, second on Codding	Deemed complete 7/26/2021 pending submission of required application copies
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. In completeness review.
PB21-08	885 New England Drive	Minor Subdivision	Subdivision of interior lot remanded back to the PB by the Superior Court	Submitted 7/12/2021. In completeness review.
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.
PB-21-10	421-449 South Avenue East	Major Site Plan	“Westfield Crossing, Phase I” Construction of a mixed-use project consisting of 156 units with an inclusionary component and 17,000SF of commercial space. Site included in Town’s HE&FSP.	Submitted 7/19/2021. In completeness review.