

**PLANNING BOARD
TOWN OF WILBRAHAM**
240 Springfield Street
Wilbraham, Massachusetts 01095

Jeffrey Smith, Chairman
John McCloskey
James Moore
Tracey Plantier
David Sanders



John Pearsall, Planning Director
Heather Kmelius, Adm. Asst.

Phone: (413) 596-2800, Ext. 203
FAX: (413) 596-9256

**MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, NOVEMBER 30, 2016**

In attendance: Jeffrey Smith, Chairman
John McCloskey
Tracey Plantier
David Sanders

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector
Heather Kmelius, Administrative Assistant

Chairman Smith called the meeting to order at 6:04 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. Approval of Minutes

Chairman Smith called for motions to approve the minutes of November 9, 2016 and November 16, 2016 and asked if there were any comments or revisions.

MOTION (PLANTIER, SANDERS): I move that the Board approve the minutes of the November 9, 2016 Planning Board meeting as submitted. Approved (4-0).

MOTION (MCCLOSKEY, PLANTIER): I move that the Board approve the minutes of the November 16, 2016 Planning Board meeting as submitted. Approved (4-0).

2. Citizens Open Forum

No citizens took advantage of the open forum opportunity.

3. Building Commissioner's Report

Building Commissioner Lance Trevallion provided updates on various building development and zoning enforcement issues in town. The foundation is being constructed at the new animal hospital location at 2424 Boston Road. The police station construction project at 2780 Boston Road is on schedule for completion by February or March 2017. The Town is currently processing 10-12 residential solar applications. There have not been notable changes regarding the unoccupied and abandon homes in town.

4. **Miscellaneous Information:**

A. PVPC Technical Assistance Notice

The Board reviewed the letter dated November 4, 2016 from PVPC offering the Town “No-cost Planning Technical Assistance”. The Board discussed the offer and suggested that they submit an inquiry as to the specifics of the PVPC’s offerings. Board member David Sanders shared his reservations about the offer as it could serve as a gateway for PVPC’s paid services to be implemented unnecessarily.

5. **Appointment – Ravi Kannan, PE**

Landscaping Plan – GE Renewal Energy Solar Facility, 651 Main Street

The Planning Board met with Ravi Kannan PE of GE Renewal Energy to discuss the proposed final landscaping plan, and the project bonding and decommissioning plans for the GE Renewal Energy Large-Scale Solar Energy Facility located at 651 Main Street. The Board reviewed the final landscaping proposal from Ervin & Harris Landscaping and did not have any issues. Mr. Kannan confirmed that the three phase power has been “hooked up”. Mr. Kannan stated that the bonding process in this matter is challenging as it is not a common business practice for General Electric. In lieu of a bond proposal, Mr. Kannan presented a letter of consideration for the Board to review from Erik Scheinmann of GE that promises GE’s commitment to fulfilling its landscaping commitments in this matter. Mr. Kannan explained that GE is still refining its numbers in reference to cost estimate to decommission the facility. The Board discussed project milestone deadlines to insure the viability of the landscaping. Planning Director John Pearsall stated that the Board’s Special Permit approval in this matter can be revoked in the event that mutually agreed upon deadlines are not satisfied.

MOTION (PLANTIER, SANDERS): I move that the Board approve the Landscaping Plan for the GE Renewable Energy Solar Facility at 651 Main Street as detailed in the written proposal dated November 18, 2016 prepared by Ervin & Harris Landscaping with the understanding that a certificate of completion for the project shall be issued subject to the following conditions:

1. **Either the Planning Board determines that the landscaping is completely installed per the approved plan or the project developer establishes performance security with the Town of Wilbraham in a form and amount to be approved by the Planning Board to ensure the installation of the landscaping by May 30, 2017 (unless the ground remains frozen at this time), with the further understanding that in either event an approved maintenance plan shall be required and performance security shall be retained in an amount deemed sufficient to insure the viability of the landscaping for one complete growing season after installation; and**
2. **The project proponent provides the Town of Wilbraham with a decommissioning bond in a form and amount deemed satisfactory to the Planning Board by February 1, 2017; and**
3. **Failure to comply with the above-listed conditions will be grounds for automatic rescission of special permit approval.**

Approved (4-0).

6. **Public Hearing**
Special Permit (SP16-07) – Accessory Garage
Salema Residence, 18 Deerfield Drive

(Digitally recorded)

Chairman Smith opened the public hearing at 6:47 PM and read the legal notice into record. Mr. Derek Salema, resident of 18 Deerfield Street, and Felipe Cravo, P.E. from R. Levesque Associates, Inc. presented site plans and building plans for a proposed detached residential accessory building with approximately 2,289 square feet for use as a garage/poolhouse resulting in a total garage parking space footprint area of approximately 1,990 square feet and a combined total of five garage doors on the property. The site plan showed Mr. Salema's intent to maintain the existing outbuilding on the property. The proposed accessory building will stand 25 feet tall, with the residence on the property standing at 34 feet tall. The residents of 5 Falcon Heights, the property that abuts the Salema's at its backside and stands about 800 feet from the proposed accessory building, reached out to Board member David Sanders prior to tonight's meeting and expressed concern about the visibility of the new building as they would like to preserve their current landscape view. Mr. Cravo researched this inquiry prior to the meeting. Mr. Cravo presented his findings and showed pictures that were taken while standing on the property line between the two residences, which also stands as the highest elevation point between the properties. The photos revealed that the proposed size and location of the building would not present any visibility issues for the residents of 5 Falcon Heights. The Board did not have any issues.

MOTION (MCCLOSKEY, SANDERS): I move that the Board close the public hearing. Approved (4-0).

The hearing was closed at 7:01 PM.

MOTION (MCCLOSKEY, SANDERS): I move that the Board grant special permit 16-07 subject to conditions and findings of the draft decision dated November 30, 2016. Approved (4-0).

7. **Public Hearing**
Julia Way Definitive Subdivision Plan
Land of Samble Estate, 863 Glendale Road

(Digitally recorded)

David Sanders recused himself because of potential conflict of interest concerns as a direct abutter. He relocated to the public seating area.

Chairman Smith opened the public hearing at 7:05 PM and read the legal notice into record. Felipe Cravo, P.E. from R. Levesque Associates, Inc. presented the Definitive Subdivision plans for 863 Glendale Road and stated that the subdivision will have six conforming lots along a 725 foot cul-de-sac. The project has been approved by the Conservation Commission and the subdivision offers a 100 foot buffer to the non-buildable delineated wetlands. Upon review, Lot A on the plans should be labeled and recorded as "Not a Building Lot". This land is subject to the Hillside and Ridgeline restrictions although the land to be developed is an open field and therefore does not require notable tree cutting. David Sanders, resident of 925 Glendale Road, inquired about the possibility of planned screening or plantings for the abutting properties.

The developer, Anthony Carnevale, intends to build 22,000 square foot homes starting at \$399,000. Mr. Carnevale is requesting a sidewalk waiver for this project. To date, there have not been any comments or complaints from abutters. Feedback from the DPW and Fire departments was submitted to the Planning Office prior to the hearing. The Fire Department requires that Mr. Carnevale provide a plan for how he intends to address section 3.14 of the Town of Wilbraham Sub-Division By-Laws for fire protection. Mr. Carnevale has not executed this requirement and therefore the Board continued the hearing.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board continue the public hearing to Wednesday, December 7, 2016 at 12:00 PM. Approved (3-0).

The hearing was adjourned at 7:45 PM.

8. **Appointment – Paul Trombley**

Proposed Nonsub Plan – Land of Trombley, 86-86A Manchonis Road

Paul Trombley, owner of 86-86A Manchonis Road located in zone R-15, discussed plans to divide his property into two parcels, keeping one for himself and selling the other parcel to Anthony Carnevale. The property is a conforming lot, and once split would create two conforming lots. Following the proposed lot division, Mr. Trombley would then like to add a garage to his property.

The property also has a grandfathered non-conforming use as there are two residences on the lot, one that Mr. Trombley resides in and one that he rents to tenants. The Board discussed the question as to whether the lot would lose its grandfathered use status once it has been changed to have a more non-conforming use. The Board suggested that the property division potentially creates a zoning violation that would force him to remove the rental residence from his property. The Board referred Mr. Trombley to seek legal counsel in this matter before proceeding further.

9. **Appointment – Jerome Gagliarducci, JPZ, Inc.**

MEPA ENF – Western Recycling Facility, 120 Old Boston Road

Jerome Gagliarducci gave an overview of the extensive processes underway in order to modify and reopen the trash processing facility at 120 Old Boston Road. The project has the approval of MEPA and DEP for proceeding. The Site Assignment Application is slated to have a public hearing. The project requires the participation of multiple Town entities including Town Council, the Board of Selectmen, the Town Engineer and the Zoning Board of Appeals. Waste Management has a current lease at the location valid through July 2017, even though it has the location vacant currently. Mr. Gagliarducci will keep the Planning Board apprised of the progress in this matter.

10. **Appointment – Anthony Carnevale**

David Sanders recused himself because of potential conflict of interest concerns.

A. Development Plans – Land of 2 Crane Park LLC, 2 Crane Park Drive

Anthony Carnevale presented preliminary building remodeling plans for 2 Crane Park Drive. The plans include design changes on the first floor specific for multiple retail tenants as well as adding six studio apartments on the second story. The plans would require Town Meeting approved Zoning changes for implementation. The Board advised Mr. Carnevale that he would need to have two public hearings in early 2017 in order for the Zoning changes to be addressed on the May 2017 Town Warrant at Town Meeting.

B. Proposed Tree Cutting – Sherwin Road Subdivision, 690V Stony Hill Road

Anthony Carnevale would like to begin tree cutting and lot clearing for the Sherwin Road Subdivision at 690V Stony Hill Road. Mr. Carnevale intends have Rocky Mountain Wood Company clear the 50 foot road for the subdivision and while on site with the same equipment clear the property lots. Flags now mark the delineated lots and buffer areas. Several abutters were present at the meeting with concerns as to what trees specifically would be removed. It was discussed that some trees located in the buffer zones could also be approved for removal in order to preserve the health of the overall landscape. The abutters in attendance informally nominated Brian Cunningham, resident of 899 Stony Hill Road, to represent the abutters' interests in tree removal and preservation. Mr. Cunningham agreed to share his feedback with Mr. Carnevale and the Planning Department to make sure that the cutting project proceeds accordingly.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board authorize the cutting of trees and other vegetation in the Sherwin Road Subdivision subject to the terms of conditions 17 & 18 of the Planning Board decision dated September 14, 2016 with the understanding that no such work shall commence without the prior review and required approval of the Wilbraham Engineering Department. The Planning Board recommends that the developer work with the abutters to mark trees to be removed within the proper buffer. Approved (3-0).

11. **Nonsub Plan 16-05 – Land of Stennett & Carnevale, 1025& 1031 Tinkham Road**

David Sanders recused himself because of potential conflict of interest concerns.

Anthony Carnevale, resident of 1031 Tinkham Road, built a porch on his home and later covered the porch while failing to realize during the construction that he was not adhering to his property setback requirements. Rather than deconstruct the porch, Mr. Carnevale made an agreement with Mr. Stennett, resident of 1025 Tinkham Rd, to trade property and modify the property lines in order to make Mr. Carnevale's porch compliant. The Board prefers not to see jagged property lines but agreed that this property line modification was necessary in this matter.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve Nonsub Plan 16-05 as submitted and authorize the Chairman to endorse the plan with the Board's determination that approval under the subdivision control law is not required. Approved (3-0).

Chairman Smith endorsed the plan.

12. **ZBA Public Hearings – December 8, 2016**

A. Appeal of Building Commissioner's Determination – Charkoudian Land, 19 Peak Road

B. Special Permit Finding/Variance – Frisk Residence, 1329 Tinkham Road

The Board reviewed the public hearings without any issues to report.

13. **January & February 2017 Meeting Schedule**

The Board agreed to meet December 7, 2016, December 21, 2016, January 11, 2017, and February 1, 2017.

14. **Associate Planning Board Member Vacancy**

The Board discussed making a final selection for the Associate Board member seat. The Board was highly impressed with both candidates, Gordon Allen and Kevin Corridan. Chairman Smith called for a vote to nominate a candidate to present to the Board of Selectmen and polled each Board member.

MOTION (PLANTIER, SANDERS): I move that the Board nominate Gordon Allen for the Associate Planning Board position subject to approval at the Board of Selectmen meeting. Approved (3-1 with Plantier, Sanders & Smith in favor, McCloskey opposed).

15. **Other Business**

The Board reviewed its conversation this evening with Ravi Kannan of GE Renewal Energy regarding the proposed final landscaping plan, and the project bonding and decommissioning plans for the GE Renewal Energy Large-Scale Solar Energy Facility located at 651 Main Street.

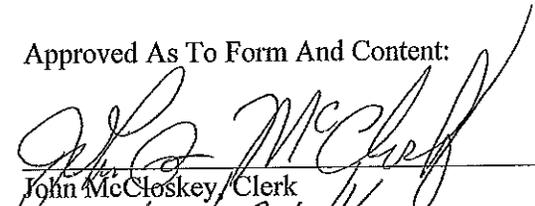
Having no further business, the meeting was adjourned by unanimous consent at 10:14 PM. The Board will reconvene at its next site walk/meeting on **Wednesday, December 7, 2016 at 12:00 PM.**

Submitted:

Approved As To Form And Content:


Heather Kmelius, Administrative Assistant

Date: 12/22/16


John McCloskey, Clerk

Date: 12/21/16