

**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.

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**MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, DECEMBER 7, 2016**

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

Staff: John Pearsall, Planning Director

Chairman Smith called the meeting to order at 12:02 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

**1. Public Hearing (Continuation)
Samble Estates Definitive Subdivision Plan
Land of the Samble Estate, 863 Glendale Road
(Digitally recorded)**

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

Chairman Smith reopened the public hearing at 12:05 PM. Subdivider Anthony Carnevale and Professional Engineer Felipe Cravo from R. Levesque Associates, Inc., presented revised Definitive Subdivision plans to address proposed provisions for fire protection pursuant to section 3.14 of the Subdivision Regulations that have been reviewed and approved by the Wilbraham Fire Department. The revised plans show an underground 8,000 gallon water storage tank to be installed on an easement located on Lot 1 fronting on the Julia Way cul-de-sac.

The Board also addressed the Subdivider's request to waive the requirement to construct a sidewalk on Julia Way imposed under section 5.11.1 of the Subdivision regulations. After discussing the pros and cons of the proposed request, the Board agreed to waive the sidewalk requirement finding that a sidewalk at this location would be isolated and of limited use given the small number of homes in the subdivision, the rural nature of the neighborhood and the fact that there are no existing or planned sidewalks to link to in this part of town; that the sidewalk would result in a snow removal burden for the homeowners and a long-term maintenance burden for the Town; and, therefore, that the granting of the waiver was in the public interest and consistent with the intent of the Subdivision Control Law.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board close the public hearing. Approved (3-0).

The hearing was closed at 12:30 PM.

MOTION (PLANTIER, MCCLOSKEY) I move that the Board approve the Samble Estates Subdivision plan subject to conditions contained in the draft Notice of Decision dated December 7, 2016 including the granting of the requested waiver eliminating the construction of sidewalks required under section 5.11.1 of the Subdivision Regulations.

2. Nonsub Plan 16-06 – Land of Nguyen, 7 & 7V Shady Lane

The Planning Board reviewed a plan to join an existing single-family dwelling lot located at 7 Shady Lane with an adjacent vacant lot under common ownership located at 7V Shady Lane into a single combined lot with an address of the existing dwelling to remain 7 Shady lane.

MOTION (PLANTIER, SANDERS): I move that the Board approve Nonsub Plan 16-06 as revised and authorize the Chairman to endorse the plan with the Board's determination that approval under the subdivision control law is not required. Approved (5-0).

The plan was endorsed by Chairman Smith.

3. Status Report - GE Renewable Energy Solar Facility, 651 Main Street

The Planning Director reported that there was no update to report on this matter since the last meeting.

4. Nonsub Plan 16-07 – Land of 2022 Boston Road LLC, 2018 & 2022 Boston Road

The Planning Board reviewed a plan to combine two adjacent lots in common ownership: a vacant nonconforming lot located at 2018 Boston Road and the existing nonconforming Soja & Abbott Law Office lot located at 2022 Boston Road. The combined lot is a conforming lot and will accommodate a planned expansion to existing parking lot.

MOTION (SANDERS, MCCLOSKEY): I move that the Board approve Nonsub Plan 16-07 as revised and authorize the Chairman to endorse the plan with the Board's determination that approval under the subdivision control law is not required. Approved (5-0).

The plan was endorsed by Chairman Smith.

Having no further business, the meeting was adjourned by unanimous consent at 12:50 PM. The Board will reconvene at its next meeting on Wednesday, **December 21, 2016 at 6:00 PM.**

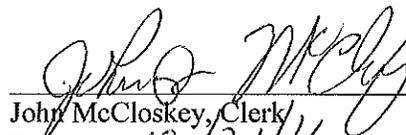
Submitted:

Approved As To Form And Content:



John Pearsall, Planning Director

Date: 12-16-2016



John McCloskey, Clerk
Date: 12/21/16