

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

Frederic Fuller, Chairman
Adam Basch
John Boudreau
Richard Butler
Dean Stroshine
David Crevier, Associate



John Pearsall, Planning Director
Karen Benoit, Admin. Assistant

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, JANUARY 11, 2012

In attendance: Frederic Fuller, Chairman
Adam Basch
John Boudreau
Richard Butler
Dean Stroshine
David Crevier, Associate

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector
Karen Benoit, Administrative Assistant

The meeting was called to order at 7:00 PM by Chairman Fuller.

1. Approval of Minutes

Chairman Fuller called for a motion to approve the minutes of the December 13, 2011, meeting as submitted.

MOTION (BUTLER, STROSHINE): To approve the minutes of the December 13, 2011 meeting as submitted. Approved (5-0).

2. Building Inspector's Report

Building Inspector Lance Trevallion advised the Board that building permits have increased 70% from 2010 to 2011, mostly related to storm damage, and there has also been an abundance of permits issued to homeowners for generators. He stated that OSHA has been in town keeping an eye on roofers and contractors and issuing fines to those not in compliance with safety codes. Mr. Trevallion also stated that he has been appointed to study Minnechaug Regional High School as a potential shelter in the event of another emergency. He added that the generator to be installed at the new high school has been upgraded from original plans to a larger unit.

3. Planning Director's Report

A. 2011 Annual Town Report

A draft of the Annual Town Report will be presented at the next meeting. The Planning Board asked that the report contain information about the visioning/master plan discussions that have occurred over the past year.

B. 2012 Annual Town Meeting Work Plan

Planning Director John Pearsall stated that he will be preparing a list of possible amendments for discussion at future meetings in preparation for the Annual Town Meeting in May, and Eastwood Drive will be targeted as a street to be accepted.

4. Miscellaneous Information

The Planning Board briefly reviewed the following:

A. PVPC Major Accomplishments of 2011

B. PVPC Top 10 Resolves for 2012

C. PVPC 2012 DLTA Program RFP

**5. Appointment – Sara Hulseberg & Joe Saimer
Proposed Physical Therapy Office – All-American Gymnastics Academy Facility
Land of Saimer, 65 Post Office Park**

Sara Hulseberg, Prospective Tenant, appeared before the Board to discuss a proposed physical therapy office within the All-American Gymnastics Academy facility owned by Joseph Saimer, who was also present, located at 65 Post Office Park. Ms. Hulseberg stated that there is space on the first floor where a nursery school used to be and has separate means of ingress and egress as well as separate bathroom facilities. Ms. Hulseberg added that she would have independent patients and eventually branch out into strength conditioning which would complement the gymnastics facility. The Board stated that while this use is complementary to the existing use in the building, an application to the Board of Appeals for special permit approval will be needed. The Planning Board also stated they would send a letter recommending approval of her application to the Board of Appeals when her public hearing is scheduled.

**6. Appointment – Don Flannery
Proposed Resid. Development – Land of Wilbraham Colonial Village, LLC, 599/603 Main Street**

Don Flannery, owner of Wilbraham Colonial Village, LLC, appeared before the Board to discuss a proposed residential development on his property located at 599/603 Main Street. Mr. Flannery provided a brief history of the property and his preliminary plans for a conventional subdivision with eight building lots, but the numbers did not work for him and his partner at the time. Mr. Flannery then produced additional plans for a potential 40B development with 34 two-story units, or a PURD (Planned Unit Residential Development). Planning Director John Pearsall then reviewed the zoning requirements for each proposal and the open space requirements that would need to be met. Mr. Flannery stated he will continue to work with his engineer and return to the Planning Board with a more concrete proposal and accompanying plans.

**7. Appointment – John Hollywood, Scott Petersen & Gary Weiner, P.E.
Proposed Alterations to Existing Accessory Building
The Kids Place Child Care Center – Land of O’Day Wilbraham, LLC, 2149 Boston Road**

Board Member David Crevier recused himself from discussions due to a professional conflict. John Hollywood, Architect, Scott Petersen and Gary Weiner, P.E., appeared before the Board to discuss the replacement of an existing two-bay storage garage (1,000 s.f.) with a 4-bay storage garage (3,600 s.f.) to house service vehicles at the Kids Place Child Care Center owned by O’Day Wilbraham, LLC, located at 2149 Boston Road. Mr. Petersen stated the service vehicles are currently parked outside, and he would like to keep them stored in the garage. He added that the building will be the same height, and both the existing building and the proposed building are not/will not be visible from the Woodcrest Condominium property. The Board did not see the proposal as significant enough to warrant a public hearing and formal site plan review and agreed to waive the requirement for a public hearing.

MOTION (BUTLER, BOUDREAU): To waive the requirement for public hearing and further site plan approval. Approved (5-0).

8. Appointment – William Sweeney (Pre-ZBA)

Proposed Extension to Existing Accessory Building – Mr. Home, 6 Dumaine Street

William Sweeney, owner of Mr. Home located at 6 Dumaine Street, appeared before the Board to solicit support in favor of his application for a special permit amendment to the Board of Appeals to allow him to add an extension to the rear of an existing accessory building (butler building) on the property. Mr. Sweeney states that he would like to use the additional space to store two vehicles and other miscellaneous items. Zoning Enforcement Officer/Building Inspector Lance Trevallion noted for the record that the site plans show an unpermitted shed to the rear of the property which should have gone to the ZBA, and he has also observed unpermitted signage on the property. Chairman Fuller added that the property itself looks sloppy. Mr. Sweeney stated that the property was cleaned that day, and he was unaware that the shed was unpermitted and it somehow just “happened.” He added that the signage is just placed on the side of the building and will put it away. He agreed to meet with Mr. Trevallion regarding the shed and other issues. Mr. Sweeney added that his business has increased 100% and needs more storage. The Board agreed to write a letter to the Board of Appeals recommending approval with conditions.

9. Appointment – Ken Bernard, John Gaudrault & Attorney Michael Powers (Pre-ZBA)

Prop. Public Motor Vehicle Repair Garage – Land of O’Connell Oil Assoc, Inc. 2821 Boston Rd

Ken Bernard, John Gaudrault and Attorney Michael Powers appeared before the Board to solicit support in favor of their application to the Board of Appeals to operate a public motor vehicle repair garage in a portion of property owned by O’Connell Oil Associates, Inc. located at 2821 Boston Road. Mr. Bernard states he currently has an auto repair business in Springfield but needs more space due to increased work. He added that he does not do body work, and cars will be parked on the side of the property as shown on plans and photos. There are plans to replace existing signs but will present the plans to the Planning Board for approval as required under the Master Sign Plan. The Board had no issues with the proposal and agreed to write a letter to the Board of Appeals recommending approval.

10. Old Business

A. Wilbraham Vision Task Force Proposal

Open Space and Recreation Plan Committee Chair Charles Phillips was present and stated that the steering committee did a great job in preparing the draft mission statement for the Vision Task Force Proposal entitled “Re-Imagining Wilbraham, Our Vision – Our Future” and suggested that one or two additional meetings be held before a task force can actually be formed. Chairman Fuller stated that he has received some responses from people interested in being part of the task force, and Mr. Phillips added that he knows of volunteers as well and suggested that an article be written for the Wilbraham-Hampden Times that will run concurrently with the creation of a web page on the Town’s web site. Planning Director John Pearsall stated that the task force has to be appointed as it will be a formal group/committee working with the Town, and each member needs to understand open meeting laws.

Public Access Cable TV volunteer Dave Sanders that asked Mr. Pearsall whether the PVPC Valley Vision II has a role in the process, to which Mr. Pearsall stated that Valley Vision II is a regional land use plan for the region. The Vision Task Force Proposal is a grassroots vision of the citizens of the Town of Wilbraham, and input will be gathered from the residents regarding issues and concerns they have about how they envision the future of Wilbraham. The only reference to the PVPC, he added, was with respect to demographic data.

B. Proposed Re-Use of the Rice Fruit Farm, 751-757-765 Main Street

Anthony Maloni, Cynthia Maloni, Dominic Maloni, Sr. and Dominic Maloni, Jr. and their attorney were present for follow-up discussions surrounding the re-use of the Rice Fruit Farm located at 751-757-765 Main Street. Planning Director John Pearsall stated that Building Inspector Lance Trevallion pointed out that in 2010, State legislation amended the agricultural exemption so that 2 acres are more are needed as opposed to the original 5 acres. Mr. Pearsall then read aloud a specific portion of Section 3 of Chapter 40A that stated the sale of products annually must be \$1,000 per acre in order to qualify for the exemption.

The Malonis stated that they have spoken with Dr. Matthews, the abutting property owner, and he is on board with harvesting the apples, and there is also a raspberry patch that can generate income. Mr. Pearsall stated that a zone change can then be avoided; and if there are plans for expansion in the future, and the Planning Board understands their goals and business plan, there is room for creativity. He added that Mr. Bob Ritchie, who works in the State Department of Agriculture, would be a good person to contact to verify the changes in the agricultural exemptions. Mr. Trevallion added that Board of Health concerns will still need to be addressed, and building permits will need to be issued. The Board agreed to continue discussions as the process evolves.

11. Set Meeting Schedule

The Board agreed to meet on January 25th and February 8th.

Having no further business, the meeting was adjourned at 9:50 PM. The Board will reconvene at its next scheduled meeting on Tuesday, **January 25, 2012 at 7:00 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:

Karen Benoit, Administrative Assistant

Dean Stroshine, Clerk

Date: _____

Date: _____