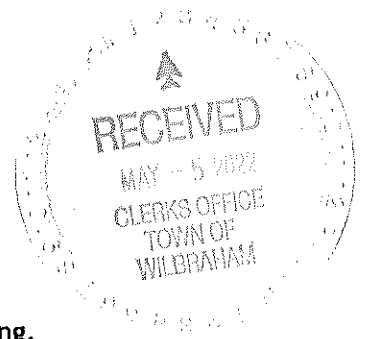


**PLANNING BOARD MEETING
WEDNESDAY | MAY 11, 2022 | 5:30 PM
AGENDA**



TOWN OFFICE BUILDING, SELECTMEN'S MEETING ROOM

This meeting will be conducted In Person and via Go To Meeting.

Members of the public may access and join this meeting in real time via GoToMeeting video conferencing technology as follows:

From your computer, tablet or smartphone: <https://global.gotomeeting.com/join/608431061>

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5:30 PM - CALL TO ORDER & PLEDGE OF ALLEGIANCE

1. **5:30 PM APPT - JACOB R. OLIVEIRA, STATE REPRESENTATIVE, 7TH HAMPDEN DISTRICT
H.4331 PROPOSED BILL - RESTORE A MUNICIPALITY'S RIGHT TO REASONABLY REGULATE
SOLAR POWER LOCATIONS**
2. **CITIZENS OPEN FORUM**
3. **5:45 PM PUBLIC HEARING - SPECIAL PERMIT (SP22-01) - (CONTINUED FROM APRIL 27, 2022)
ALLOW DRIVE-THROUGH WINDOW TO SERVICE A PROPOSED
FOOD ESTABLISHMENT (STARBUCKS) IN AN EXISTING BUILDING
2005 BOSTON ROAD, WILBRAHAM, LLC - 2005 BOSTON ROAD**
4. **6:00 PM APPT - J. ROCKWELL ALLEN - GARDENS OF WILBRAHAM (SP04-03), 2301 BOSTON ROAD
PROPOSED PHASE III, IV & V REVISION - UNIT MODIFICATION
1) PHASE III TO INCLUDE A DUPLEX UNIT THAT WAS TO BE CONSTRUCTED IN PHASE V
2) ALTER THE MAKEUP OF BUILDING STYLES (STAND-ALONE VS DUPLEX) IN PHASE IV WHICH
WOULD RESULT IN 2 ADDITIONAL UNITS**
5. **APPROVAL OF MINUTES - APRIL 27, 2022**
6. **BUILDING INSPECTOR'S REPORT**
7. **PLANNING DIRECTOR'S REPORT & PLANNING BOARD UPDATES**
8. **OTHER BUSINESS
RESERVED FOR MATTERS THE CHAIR DID NOT REASONABLY ANTICIPATE AT THE TIME OF POSTING**
9. **ADJOURNMENT TO MAY 25, 2022**

AGENDAS ARE POSTED AT LEAST 48 HOURS IN ADVANCE OF A MEETING. AGENDAS MAY CHANGE TO REFLECT UNFORESEEN BUSINESS; UPDATED AGENDAS WILL BE REPOSTED AS NECESSARY.