

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

Jeffrey Smith, Chairman  
John McCloskey  
James Moore  
Tracey Plantier  
James Rooney  
Gordon Allen, Associate

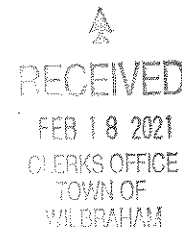


John Pearsall, Planning Director  
Heidi Burnham, Admin. Assistant

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**MINUTES OF THE WILBRAHAM PLANNING BOARD**  
**WEDNESDAY, JANUARY 27, 2021**

In attendance: Chairman Jeffrey Smith  
John McCloskey  
James Moore  
Tracey Plantier  
James Rooney  
Gordon Allen, Associate



Staff: John Pearsall, Planning Director  
Heidi Burnham, Administrative Assistant

Chairman Jeffrey Smith called the meeting to order at 6:08 PM and announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Wilbraham Planning Board is being conducted exclusively via remote participation.

This meeting was recorded in its entirety in digital video format.

1. **Approval of Minutes – January 13, 2021**

Chairman Smith called for a motion to approve the minutes of the January 13, 2021 Planning Board meeting and asked if there were any comments or revisions.

**MOTION (PLANTIER, MOORE): I move that the Board approve the minutes of the January 13, 2021 Planning Board meeting as submitted. Approved by roll call vote (5-0).**

2. **Appointment Kimberly Robinson, PVPC Executive Director**  
**Pioneer Valley Planning Commission Services & Planning Opportunity**

Kimberly Robinson, PVPC Executive Director, met with the Planning Board and provided an overview of the services that Pioneer Valley Planning Commission Services & Planning has to offer the Town. Kimberly announced that the Pioneer Valley Planning Commission 2020 highlights will be released in February, 2021. Planning Board member Tracey Plantier asked if she and James Moore could be included in all communications with the Town as they are the liaisons to PVPC. The Planning Board members found the PVPC presentation very informative and thanked Kimberly for her time.

3. **Public Hearing (Continued from 1/13/21)**

**Cooley Drive Extension Subdivision - Land of Church of the Epiphany – 19V Cooley Drive**

Developer Anthony Carnevale, the Subdivider for Cooley Drive Extension Subdivision, appeared before the Planning Board and requested that the public hearing be continued to allow additional time for the project engineer to prepare revised plans in response to preliminary review comments from the Town Engineer. Planning Director Pearsall advised that in addition to continuing the public hearing the deadline for the decision should be extended as well. The Planning Board and Mr. Carnevale agreed to continue the public hearing and extend the deadline for the Decision.

**MOTION (PLANTIER, MOORE): I move that the Board continue the public hearing to February 17, 2021 at 6:45 PM and extend the deadline for the Decision to May 21, 2021. Approved by roll call vote (5-0).**

4. **Zoning By-Law Amendments for Consideration at Annual Town Meeting**

Chairman Smith briefly discussed with the Planning Board four Zoning By-Law amendment items for possible consideration at the Annual Town Meeting on May 10, 2021: revisions to the Large-Scale Ground-Mounted Solar Energy System regulations in Section 10.7; new definition and use regulations for Nanobrewery in Sections 1.3 and 3.4.5; revisions to the parking and storing restrictions for trucks in residential zoning districts in Section 4.5.2; and revisions to the Flood Plain Overlay District in Section 9.1. Planning Director Pearsall will get some sample language out to the Planning Board before the next meeting.

5. **Chapter 61A Notice of Right of First Refusal - Land of Matthews, 186V Tinkham Road**

Chairman Smith advised the Board that he had submitted a letter on behalf of the Planning Board with comments on this matter to be discussed in Executive Session with the Board of Selectman. Chairman Smith also reported that the latest update on the matter was that there was concern whether or not all interested parties had not been notified via registered mail. If not, the clock for First Right of Refusal may reset.

6. **Planning Director's Report & Planning Board Updates**

Planning Director Pearsall reported that James & Catherine Jurgens will be scheduled for an appointment on the February 17, 2021 meeting for a follow up discussion of their proposed two lot nonsub plan for 10V Federal Lane that was previously discussed at the June 24, 2020 meeting and he will send out information to the Planning Board members to review before the next meeting.

7. **Spring Meeting Schedule**

The Planning Board agreed to the following meeting schedule: March 17<sup>th</sup>, April 7<sup>th</sup>, April 28<sup>th</sup>, May 5<sup>th</sup> (if needed), May 19<sup>th</sup>

Having no further business, the meeting was adjourned by unanimous consent at 8:05 PM. The Board will reconvene at its next meeting on **Wednesday, February 17, 2021 at 6:00 PM.**

Submitted:



Heidi Burnham, Admin. Assistant

Date: 2/11/2021

Approved As To Form And Content:



Jeffrey Smith, Chair

Date: 2/17/21