

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

Tracey Plantier, Acting Chair  
John McCloskey  
James Moore  
James Rooney  
Gordon Allen  
Elizabeth George, Associate



Michelle R. Buck, Planning Director  
Heidi Burnham, Admin. Assistant

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**MINUTES OF THE WILBRAHAM PLANNING BOARD**  
**WEDNESDAY, FEBRUARY 16, 2022**

In attendance: Tracey Plantier, Acting Chair  
John McCloskey  
James Moore  
James Rooney  
Gordon Allen

Staff: Michelle R. Buck, Planning Director  
Heidi Burnham, Administrative Assistant

Acting Chair Tracey Plantier called the meeting to order at 5:31 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 – September 22, 2021 & January 26, 2022**

Acting Chair Tracey Plantier called for a motion to approve the minutes of the September 22, 2021 and the January 26, 2022 Planning Board meetings and asked if there were any comments or revisions.

**MOTION (MCCLOSKEY, MOORE): I move that the Board approve the minutes of the September 22, 2021 and the January 26, 2022 Planning Board meetings as amended. Approved by roll call vote (5-0).**

2. **Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

3. **Building Inspector's Report**

Building Inspector John Walsh was not in attendance at the meeting.

4. **Draft Decision – Proposed Changes to Cedar Ridge PURD (SP21-03, Amendment of SP14-04) Land of Berkshire Funding Realty Trust, 404 Stony Hill Road**

The Planning Board reviewed the revised draft decision, which contained the modifications discussed at the January 26, 2022 meeting and unanimously approved the draft special permit decision as submitted with minor changes.

**MOTION (MCCLOSKEY, MOORE): I move that the Board grant Special Permit (SP21-03) subject to conditions of approval contained in the draft Notice of Decision dated February 11, 2022 with the modifications discussed tonight. Approved by roll call vote (5-0).**

5. **Zoning By-Law Amendments for Discussion**

**A. Flood Plain District Regulations – Section 9.1**

The Planning Board reviewed a working draft of proposed revisions to the Flood Plain District Regulations Section 9.1. Planning Director Michelle Buck will send a revised draft to the State National Flood Insurance Program Coordinator for final review and comment.

**B. Auto Detailing in Neighborhood Office District – Sections 1.3 & 3.4.5**

Planning Director Michelle Buck drafted an amendment based on discussion at the last meeting, which would allow auto detailing in existing buildings in the Neighborhood Office (NO) district. At Acting Chair Plantier's suggestion, the draft will be amended to include the Neighborhood Shopping (NS) district as these districts are treated identically. The Board discussed the proposal, including discussion of the unique nature of the property at 380 Main Street, spot zoning concerns, the specifics of auto detailing, and the possibility of revising the proposal to include language related to size of structures. Ms. Plantier requested that the Board table the subject and continue to work on a proposal.

**C. Hard Cider – Modify Brew Pub, Microbrewery & Nanobrewery Definitions – Section 1.3**

Planning Director Michelle Buck shared with the Board that she received an email from Adam Fieldcrest, Fieldcrest Brewing Company, indicating that after further research, it may not be feasible and Fieldcrest may not pursue hard cider production at this time. Ms. Buck will research further possibly for the fall.

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

Planning Director Michelle Buck shared the following with the Board:

- There is a meeting scheduled tomorrow for the land grant related to Cedar Ridge.
- An appointment regarding a proposal for the old Berkshire Bank on Boston Road will be on the March 2, 2022 agenda.
- The Non Sub Plan for 105 & 109V Silver Street will be on the March 2, 2022 agenda.
- Lia Toyota may be requesting an administrative change to the special permit to enclose the front of the building.
- Resident, Michael Squindo, sent an email proposing an amendment to the accessory building (in-law apartment) Wilbraham Zoning By-Law. Mr. Squindo attending virtually briefly explained his proposal to the Board. Acting Chair Tracey Plantier asked Mr. Squindo to allow the Board some time to discuss his proposal and research the matter.

Having no further business, the meeting was adjourned by unanimous consent at 7:03 PM. The Board will reconvene at its next meeting on **Wednesday, March 2, 2022 at 5:30 PM.**

Submitted:

Heidi Burnham  
Heidi Burnham, Admin. Assistant

Date: 2/23/2022

Approved As To Form And Content:

Tracey Plantier  
Tracey Plantier, Acting Chair

Date: 3/2/2022