

**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

Phone: (413) 596-2800, Ext. 203  
FAX: (413) 596-9256

**MINUTES OF THE WILBRAHAM PLANNING BOARD**  
**WEDNESDAY, FEBRUARY 17, 2021**

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

Staff: John Pearsall, Planning Director  
John Walsh, Building Inspector  
Heidi Burnham, Administrative Assistant

Chairman Jeffrey Smith called the meeting to order at 6:06 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 27, 2021**

Chairman Smith called for a motion to approve the minutes of the January 27, 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 27, 2021 Planning Board meeting as submitted. 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 Walsh had no updates for the Planning Board.

4. **Miscellaneous Information**

**A. MA DEP Site Assignment Modification Public Notice – 120 Old Boston Road**

Chairman Smith advised the Board of the proposed changes to the waste handling facility at 120 Old Boston Road. Chairman Smith believes the Planning Board is being provided with an important opportunity to comment on behalf of the Town of Wilbraham and to get any potential concerns on record with MA DEP. Planning Director Pearsall will reach out to the Board members to collect comments regarding the proposed changes and Chairman Smith will compile them and draft a response on behalf of the Planning Board.

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

Chairman Smith reported that the clock for First Right of Refusal has been reset and the new start date is February 4, 2021. Tracey Plantier reported that John Broderick, Community Preservation Committee, will submit a potential application if the Town exercises Right of First Refusal.

**C. Draft Open Space and Recreation Plan (OSRP) 2022-2028**

Chairman Smith requested that members of the Planning Board review the draft OSRP 2022-2028 which has been posted to the Town website in anticipation of future discussion with members of the OSRP Committee.

5. **James & Catherine Jurgens - Land of Jurgens, 10V Federal Lane**

**Suitability of Access from Existing Private Way for Proposed Building Lot(s)**

James Jurgens met with the Planning Board regarding a proposal to divide their property located at 10V Federal Lane into two building lots that was previously discussed at the meeting of June 24, 2020 and to hear from the Board whether the existing private way provides suitable access for the proposed building lots. After reviewing and considering the input and comments that the Board received from the Police Chief, Fire Chief, Fire Marshall and Town Engineer, the Planning Board determined that the private way provides suitable access to the property located at 10V Federal Lane. Chairman Smith suggested to Mr. Jurgens to have the property surveyed and have the surveyor address section 4.4.3, Minimum Lot Area, in the Zoning By-Law and show the calculation on the plan and on the Form A indicating that the property complies with section 4.4.3.

**MOTION (PLANTIER, MOORE): I move that the Board after taking into consideration the favorable comments from the Town's public safety officials hereby determines that Federal Lane will provide suitable access for two proposed building lots on property located at 10V Federal Lane. Approved by roll call vote (5-0).**

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

**Special Permit Application (sp20-08) - Detached Accessory Building**

**Zimmerman Residence, 14 Brookmont Drive**

Chairman Smith announced that due to extenuating circumstances including weather delays the Applicant has been unable to have his plans reviewed by the Conservation Commission. With the consent of the Applicant, Chairman Smith recommended that the Board close the public hearing and vote to grant the special permit subject to a condition that the project receive approval from the Conservation Commission.

**MOTION (MCCLOSKEY, PLANTIER): I move that the Board close the public hearing. Approved by roll call vote (5-0).**

Chairman Smith presented a draft decision dated February 17, 2021 granting the special permit subject to conditions of approval. It was noted that in condition #4 of the decision the second reference to "Conservation Commission" inadvertently omitted the word Conservation and should be revised accordingly.

**MOTION (MCCLOSKEY, PLANTIER): I move that the Board grant Special Permit SP20-08 subject to conditions of approval as amended contained in the draft Notice of Decision dated February 17, 2021 and authorize the Planning Director to sign said decision on behalf of the Planning Board. Approved by roll call vote (5-0).**

7. **Public Hearing (Continued from 1/27/21)**

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

Chairman Smith opened the public hearing at 6:56 PM and read the legal notice into the record. Developer Anthony Carnevale, the Subdivider for Cooley Drive Extension Subdivision, appeared before the Planning Board with John Tomaszewski, representing RJ Levesque Associates, and gave a brief overview of the plan and the project referencing DPW comments. Abutter Patricia Porter of 18 Cooley Drive raised concerns with the clearing of the trees and the privacy of her lot, water drainage from the new lots potentially impacting her lot, and the current pavement condition of Cooley Drive and how the increased traffic of trucks might further negatively impact the roads condition. Developer Carnevale addressed Mrs. Porter and her concerns and offered to work directly with her and her husband to develop a landscaping plan with a design to bring in fill and regrade their front yard and to install reasonable privacy landscaping along the side property line. Mrs. Porter and other abutters questioned the hours of construction for the project. Chairman Smith and Planning Director Pearsall advised the audience members that the hours of operation will be addressed in a condition within the decision and that Cooley Drive is targeted for repaving in the future. Chairman Smith advised Developer Anthony Carnevale that a detailed landscape plan for the abutters at 15 and 18 Cooley Drive will be required if final approval is granted from the Planning Board.

**MOTION (MOORE, PLANTIER): I move that the Board close the public hearing. Approved by roll call vote (5-0).**

**MOTION (PLANTIER, MOORE): I move that the Board approve Cooley Drive Extension Definitive Subdivision subject to standard conditions and authorize the Planning Director and Chairman to draft the decision for consideration by the Board at the next meeting. Approved by roll call vote (5-0).**

8. **Potential Zoning By-Law Amendments For Discussion**

**A. Truck Parking Restrictions in Residential Districts – Sections 1.3 & 4.5.2**

**B. Nanobrewery Regulations – Sections 1.3 & 3.4.5**

**C. Large-Scale Ground-Mounted Solar Energy System Regulations – Section 10.7**

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

The Planning Board discussed draft language for Zoning By-Law amendment items A & B. The Board approved of the proposed draft amendment to the truck parking restrictions by adding a new definition of Gross Vehicle Weight Rating (GVWR) in section 1.3 and changing the GVWR limitation in section 4.5.2 from 10,500 to 14,000 pounds. The Board reviewed the proposed draft amendment to adopt a new definition of nanobrewery in Section 1.3 and a new nanobrewery use regulation in section 3.4.5.31 and discussed the pros and cons of differentiating nanobreweries from microbreweries in the use table. The Board agreed to discuss the Zoning By-Law amendments in further detail at a meeting scheduled for March 10, 2021.

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

Planning Director Pearsall had no updates to share with the Board.

10. **Other Business Reserved For Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**

Chairman Smith advised the Board that Planning Director Pearsall received a request for a small change to the plan for Special Permit (SP20-09) Accessory In-Law Apartment on property located at 1 Whisper Walk. The change is to increase the walk way between the existing home and the in-law apartment. The reason for the change is to increase the western exposure for more sunlight. The Planning Board reviewed and approved the change to be handled as an administrative change with no Public Hearing; conditioned upon the Board receiving written letters from each of the two abutters on Whisper Walk indicating that they have no opposition to the new plan. Planning Director Pearsall will reach out to builder R.J. Chapdelaine with an update on behalf of the Planning Board.

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Having no further business, the meeting was adjourned by unanimous consent at 9:30 PM. The Board will reconvene at its next meeting on **Wednesday, March 10, 2021 at 6:00 PM.**

Submitted:

*Heidi Burnham*

Heidi Burnham, Admin. Assistant

Date: 3/4/2021

Approved As To Form And Content:

*Jeffrey Smith*

Jeffrey Smith, Chair

Date: 3/10/21