

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
Nicole Moriarty, Adm. Asst.

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, FEBRUARY 20, 2019

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

Staff: John Pearsall, Planning Director

Chairman Jeffrey Smith called the meeting to order at 6:10 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. Executive Session

Board Member John McCloskey remained recused due to potential conflict of interest concerns as a residential abutter to the project under discussion and left the room. Associate Member Gordon Allen continued to serve as the Alternate Voting Member with regards to this matter.

Chairman Smith stated the following: *As Chairman of the Planning Board, I hereby announce that the Planning Board will hold an executive session pursuant to M.G.L. c. 30A, § 21(a) (Reason #3) to discuss strategy with respect to pending litigation of the Planning Board regarding the complaint of ASD Three Rivers Solar, LLC, filed in the Land Court Department of the Trial Court of the Commonwealth of Massachusetts based on my declaration that an open meeting may have a detrimental effect on the litigating position of the Planning Board, and that following the conclusion of the Executive Session the Planning Board shall reconvene in open session.*

MOTION (PLANTIER, ROONEY): I so move to hold an executive session pursuant to M.G.L. c. 30A, § 21(a) (Reason #3) to discuss strategy with respect to pending litigation of the Planning Board regarding the complaint of ASD Three Rivers Solar, LLC, filed in the Land Court Department of the Trial Court of the Commonwealth of Massachusetts whereas an open meeting may have a detrimental effect on the litigating position of the Planning Board as declared by the Chairman, and that the Planning Board shall reconvene in open session. Approved (5-0) by Roll Call vote: Chairman Smith –yes, Mr. Moore –yes, Ms. Plantier – Yes, Mr. Rooney – yes, Mr. Allen - yes.

The Planning Board convened in executive session at 6:12 PM. Following the conclusion of the Executive Session, the Board reconvened in Open Session at 7:05 PM.

2. **Approval of Minutes – January 30, 2019**

Chairman Smith called for a motion to approve the minutes of January 30, 2019 and asked if there were any comments or revisions.

MOTION (PLANTIER, McCLOSKEY): I move that the Board approve the minutes of the January 30, 2019 Planning Board meeting as submitted. Approved (5-0).

Materials referenced: Draft of the Planning Board Meeting Minutes from 01.30.19.

3. **Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

4. **Building Commissioner's Report**

Building Commissioner Lance Trevallion was not in attendance at the meeting.

5. **Miscellaneous Information**

A. Massachusetts Planning Article by Judi Barrett – Winter 2018

B. Notice of intent to convert land at 676V Tinkham Road

C. Subdivision Status Report – February 2019

D. Zoning By-Law Supplement 27 – February 2019

The Board reviewed the above-listed documents without issue.

Materials referenced: The four following documents were submitted to the Board via US Mail on 2.15.19: Massachusetts Planning Article by Judi Barret dated Winter 2018 (1 page); Notice of Intent to Convert from Brian Tetreault from Tetreault & Son Forest Management Inc., dated 2.11. 19 received in the Planning office on 2.14.19, "Wilbraham Planning Office Subdivision Status Report – March 2019" prepared by Planning Director Pearsall (4 pages), Zoning By-Law update – Supplement 27, prepared by J. Pearsall, Planning Director (16 pages).

6. **Draft Decision – Site Plan Approval Application (SPA 18-02)**

Gill Chapel/Library Renovations – Wilbraham Monson Academy, 404 Main Street

The Board reviewed the draft decision without any comments or changes.

MOTION (PLANTIER, MOORE): I move that the Board grant Site Plan Approval for the proposed Gill Chapel/Library Renovations located on a portion of the Wilbraham Monson Academy campus known as 404 Main Street subject to conditions of approval contained in the draft Notice of Decision dated February 20, 2019. Approved (5-0).

Materials referenced: Draft Decision SPA18-02 prepared by Planning Director Pearsall dated 2.20.2019

7. **Performance Security Reduction Request- North Hills Lane Subdivision**

The Planning Board reviewed the recommendation of the Planning Director that the performance security in the North Hills Lane Subdivision which is currently being held in the amount of \$15,150 plus accrued interest be reduced to \$5,000. The retained performance security will be held to maintain the completed improvements pending acceptance of the subdivision street at the 2019 Annual Town Meeting.

(PLANTIER, McCLOSKEY): I move that the Board certify the completion of the North Hills Lane Subdivision based on the recommendation of the Department of Public Works and authorize the Town Treasurer to reduce the amount of performance security being held from to \$15,150 plus accrued interest to \$5,000 to maintain the completed improvements pending acceptance of the subdivision street at the 2019 Annual Town Meeting. Approved (5-0).

8. **Special Permit Application (SP19-01)**

Oversized Detached Garage – McGovern Residence, 7 Powers Drive

The Board briefly discussed and reviewed plans for the above-listed special permit application which is scheduled for public hearing on March 20, 2019. The Board also asked Planning Board Director John Pearsall to reach out to the applicant to obtain permission for the Board to view the site prior to the public hearing.

Materials referenced: Special Permit application dated 2.11.19, site plan (one page) dated 11.28.18 and building plans (3 Pages) dated 8.31.17, all received on 2.11.19

9. **Proposed Articles for 2019 Annual Town Meeting**

The Planning Board discussed the following three articles for possible consideration at the 2019 Annual Town Meeting:

- Zoning By-Law Amendment – Large-Scale Ground-Mounted Solar Energy System
- Zoning By-Law Amendment – Rezoning from Residence-40 (R-40) to Neighborhood Office (NO)
- Acceptance of Public Ways – North Hills Lane and Sherwin Road

Materials referenced: Draft warrant articles prepared by John Pearsall dated 2.15.19

10. **ZBA Public Hearings – February 28, 2019**

A. Transfer of used car dealership Special Permit – 2030 Boston Road

B. Pool Shed Variance – Danio Residence, 4 Oak Ridge Drive

The Board reviewed the ZBA legal notices without issue.

Materials referenced: 2030 Boston Road, LLC Legal Notice stamped by the Town Clerk 1.29.19. Irving and Mary Danio Legal Notice stamped by the Town Clerk 1.29.19.

11. **Other Business – Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**

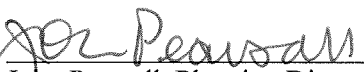
The Board set its Spring Meeting schedule and agreed to meet on the following dates at 6:00 PM:

- March 6 & 20
- April 10 & 24
- May 8

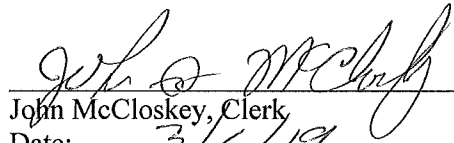
Having no further business, the meeting was adjourned by unanimous consent at approximately 8:40 PM. The Board will reconvene at its next meeting on **Wednesday, March 6, 2019 at 6:00 PM.**

Submitted:

Approved As To Form And Content:



John Pearsall, Planning Director
Date: 3-4-2019



John McCloskey, Clerk
Date: 3/6/19