

**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, MARCH 2, 2022**

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

Staff: John J Walsh Jr, Building Inspector  
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 – February 16, 2022**

Acting Chair Tracey Plantier called for a motion to approve the minutes of the February 16, 2022 Planning Board meeting and asked if there were any comments or revisions.

**MOTION (MCCLOSKEY, ROONEY): I move that the Board approve the minutes of the February 16, 2022 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 John Walsh shared that there are many permits coming in, including a constant flow of residential rooftop solar permits. Building Inspector Walsh reported that Valvoline Instant Oil Change was denied a variance today at the Board of State Examiners of Plumbers and Gas Fitters meeting. The Petitioner (Jean Rock Morin from Rocky's Plumbing & Heating) was seeking a variance request from 248 CMR, Section 10.09 Interceptors, Separators and Holding Tanks. The facility failed its rough plumbing inspection due to the lack of floor drains in the bay area. A preparation or containment system is required where there is motor vehicle parking, repair, maintenance or washing.

The building was constructed with pretension floor planks and the Manufacturer has rejected the coring of these planks for the installation of a floor drain system. Valvoline is regrouping to figure out what they can do for floor drains to get the building open.

4. **2005 Boston Road – Old Berkshire Bank**

Attorney Thomas R. Reidy appeared before the Board to present a proposal with Jeff Bord, Bohler Engineering and developer, Richard Korris, for a Starbucks with a drive through on the property located at 2005 Boston Road. Jeff Bord presented the site plan to the Board showing the required 18 parking spaces onsite, with appropriate ADA parking, a small outdoor patio and a queuing lane for the drive through for 18-19 vehicles. Board members raised concerns over exiting the facility onto Boston Road, issues with vehicles leaving drive through vs vehicles waiting in the queuing lane, safety for pedestrians walking across drive through queuing lane to enter/exit the building, existing curb cuts and estimates on daily traffic. Responses to the Boards concerns were the exit onto Boston Road is not changing, there is a no left turn arrow sign, existing curb cuts will be maintained, there will be directional signs to not block the cross walk for pedestrians crossing, no foreseen issue with vehicles entering and exiting the drive through based on the flow design and the Board will be provided with a traffic study at the next meeting. Attorney Reidy shared that they will submit an application to the Zoning Board of Appeals for the use of the building and an application for the drive through to the Planning Board.

5. **Nonsub Plan 22-03**

**Bedrock Financial, LLC – 105 & 109V Silver Street**

The Planning Board reviewed and approved a plan submitted by Bedrock Financial, LLC to move the lot line between 105 & 109V Silver Street.

**MOTION (MCCLOSKEY, ALLEN): I move that the Board approve Nonsub Plan 22-03 as submitted and authorize the Acting Chair to endorse the plan with the Board's determination that approval under the subdivision control law is not required. Approved by roll call vote (5-0).**

6. **Status Update on Zoning By-Law Amendments**

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

Acting Chair Tracey Plantier shared feedback from Planning Director Michelle Buck that the State National Flood Insurance Program Coordinator was comfortable with all the changes to the Flood Plain District Regulations.

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

Acting Chair Tracey Plantier shared feedback from Planning Director Michelle Buck that revising the proposal to include language related to size of structures would limit it to only this one building and would be considered spot zoning. There will be another opportunity to amend the proposal with resident feedback after the public hearing. The Board can decide to amend the proposal or not move forward.


7. **ZBA Special Permit Public Hearing**  
**A. Professional Office (Medical) with Van Transportation Services**  
**Friendlyride Transportation, Inc., 2589-2599 Boston Road - March 17, 2022**

The Planning Board members discussed this application and support the proposed application, but would like the applicant to remove or renovate the existing Anchor House sign, make improvements to the structure (clean siding, re-paint painted surfaces, repair garage doors on garage structure), and to improve the landscaped area at the front of the site. Acting Chair Tracey Plantier suggested that the Board send a memo to the ZBA with the concerns about the upkeep of the property. This is a permitted use for the building but need to inquire with the applicant whether the building is ADA accessible. Ms. Plantier will follow up with Ms. Buck in regards to the ZBA memo.

8. **Planning Director's Report & Planning Board Updates**  
Planning Director Michelle Buck was not in attendance at the meeting.

Having no further business, the meeting was adjourned by unanimous consent at 6:51 PM. The Board will reconvene at its next meeting on **Wednesday, March 23, 2022 at 5:30 PM.**

Submitted:

  
Heidi Burnham, Admin. Assistant

Date: 3/23/2022

Approved As To Form And Content:

  
Tracey Plantier, Acting Chair

Date: 3/23/2022