

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, MARCH 6, 2019

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

Staff: Lance Trevallion, Building Commissioner
John Pearsall, Planning Director
Nicole Moriarty, Administrative Assistant

Chairman Jeffrey Smith called the meeting to order at 6:07 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 7:15 PM.

2. **Approval of Minutes – February 20, 2019**

Chairman Smith called for a motion to approve the minutes of February 20, 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 2.20.19.

3. **Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

4. **Building Commissioner's Report**

Building Commissioner Lance Trevallion provided general updates on building developments and zoning enforcement issues in town.

5. **Appointment Al Joyce**

Revised Proposal – Alexander Lane Estates Subdivision – 105V, 109V, 115V Silver Street

Property developer Al Joyce met with the Planning Board to revisit plans to subdivide his property at 105V 109V & 115V Silver Street known as Alexander Lane Estates. Mr. Joyce explained that he withdrew the previous Definitive Subdivision and Earth Removal Special Permit applications based on negative feedback from abutters at the public hearing [see minutes of the 6-27-18 meeting]. Mr. Joyce has been developing the property as three separate frontage lots but suggested that a five lot subdivision would be preferable with revisions that would relocate the earth removal staging area and reduce the size of the gravel hauling trucks to tri-axles to reduce the negative impact on the abutters. Mr. Joyce also presented a letter from Paul Les from RB Enterprises stating that the use of a smaller truck would provide a safe way to transport the earth /gravel from Silver Street and Route 20. The Board advised Mr. Joyce that he certainly has the right to reapply with new applications should he still wish to subdivide the property with the understanding that the Board cannot guarantee such plans would be approved.

Materials referenced: Site plan for relocated Earth Removal Staging area; Letter from Paul Les from RB Enterprises dated 2.12.19.

6. **Proposed Zoning By-Law Amendments – 2019 Annual Town Meeting**

Planning Director John Pearsall presented the Board with two proposed by-law amendments for consideration at the 2019 Annual Town Meeting. The Board discussed the proposed articles as follows:

- 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)

Materials referenced: Proposed Zoning By-Law Amendment Draft #1 prepared by Planning Director John Pearsall dated 3.6.19

7. **Public Hearing – March 20, 2019**

Special Permit Application (SP19-01) – 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. Planning Board Director John Pearsall told the Board that he spoke to the applicant to obtain permission for the Board to view the site prior to the public hearing and the applicant agreed.

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.

8. **Other Business – Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**
No unanticipated items of business were presented for discussion.

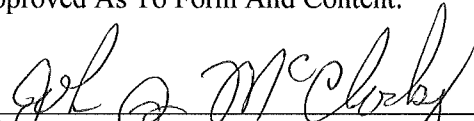
Having no further business, the meeting was adjourned by unanimous consent at approximately 9:45 PM. The Board will reconvene at its next meeting on **Wednesday, March 20, 2019 at 6:00 PM.**

Submitted:



Nicole Moriarty, Administrative Assistant
Date: 3/15/19

Approved As To Form And Content:



John McCloskey, Clerk
Date: 3/20/19