

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

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, MARCH 10, 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 6:00 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 – February 17, 2021

Chairman Smith called for a motion to approve the minutes of the February 17, 2021 Planning Board meeting and asked if there were any comments or revisions.

MOTION (MCCLOSKEY, PLANTIER): I move that the Board approve the minutes of the February 17, 2021 Planning Board meeting as submitted. Approved by roll call vote (5-0).

2. **Administrative Approval Request - Special Permit (SP20-09)**
Accessory In-Law Apartment Site Modifications - Macdonald Residence, 1 Whisper Walk
The Planning Board reviewed site and building plans for the Accessory In-Law Apartment proposed at the Macdonald Residence, 1 Whisper Walk that were approved by Special Permit (SP20-09) issued on January 13, 2021. The modification will lengthen the breezeway connection between the existing home and the accessory in-law apartment by approximately 12 feet moving the accessory in-law apartment down the existing driveway slightly to open it up to more of the western afternoon sun.

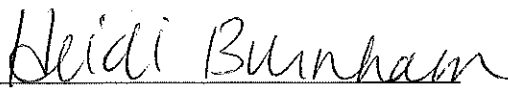
MOTION (PLANTIER, MCCLOSKEY): I move that the Board grant administrative approval to allow a revision to the approved site plan for the Accessory In-Law Apartment at the Macdonald Residence, 1 Whisper Walk as shown on site plan dated November 10, 2020, revised February 19, 2021 prepared by Smith Associate Surveyors, Inc. based on a determination that the proposed site plan modifications do not constitute a major substantive change which would require an amendment of the special permit issued on January 13, 2021. Approved by roll call vote (5-0).

3. **Potential Zoning By-Law Amendments For Discussion**
A. Truck Parking Restrictions in Residential Districts – Sections 1.3 & 4.5.2
At the February 17, 2021 Planning Board meeting the Board approved of the proposed draft amendment to the truck parking restrictions to add a new definition of Gross Vehicle Weight Rating (GVWR) in section 1.3 and change the GVWR limitation in section 4.5.2 from 10,500 to 14,000 pounds. After further discussion, the Planning Board agreed to lower the GVWR limitation in section 4.5.2 from 14,000 to 11,500 pounds.
B. Nanobrewery Regulations – Sections 1.3 & 3.4.5
The Planning Board approved 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.
C. Large-Scale Ground-Mounted Solar Energy System Regulations – Section 10.7
The Planning Board reviewed a working draft of proposed revisions to the Large-Scale Ground-Mounted Solar Energy Regulations in Section 10.7 which included modifications to the existing requirements dealing with stormwater management, visibility mitigation, performance surety and decommissioning. Suggestions were made to improve the language and a revised draft will be presented at the next meeting for consideration.
D. Flood Plain District Regulations – Section 9.1
The Planning Board deemed the modifications to the Flood Plain District Regulations a lower priority and agreed to defer them to a future Town meeting due to time constraints.

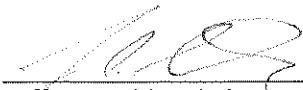
4. **Other Business Reserved For Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**
Chairman Smith requested that members of the Planning Board review the draft OSRP 2022-2028 which has been posted to the Town website in order to provide input during the discussion with Joseph Calabrese, Chair of the OSRP Committee, at the March 17, 2021 meeting. The Planning Board members decided to cancel the April 7, 2021 meeting and add a meeting on April 14, 2021 in its place to allow adequate time to post the public hearing for the Zoning By-Law amendments.

Having no further business, the meeting was adjourned by unanimous consent at 8:15 PM. The Board will reconvene at its next meeting on **Wednesday, March 17, 2021 at 6:00 PM.**

Submitted:


Heidi Burnham, Admin. Assistant
Date: 3/12/2021

Approved As To Form And Content:


Jeffrey Smith, Chair
Date: 3/17/21