

**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 17, 2021**

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

Staff: John Pearsall, Planning Director  
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 – March 10, 2021**

Chairman Smith called for a motion to approve the minutes of the March 10, 2021 Planning Board meeting and asked if there were any comments or revisions.

**MOTION (PLANTIER, ROONEY): I move that the Board approve the minutes of the March 10, 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 was not in attendance at the meeting.

4. **Draft of Revised Open Space & Recreation Action Plan 2022-2028**

Joseph Calabrese, OSRP Committee Chair met with the Planning Board and provided an overview of the revised Open Space and Recreation Action Plan 2022-2028 and asked that the Board take action to endorse the revised plan. The Planning Board members found the OSRP revised action plan very informative and thanked Chair Calabrese and the OSRP committee for all their hard work. The Board voted (5-0) to endorse the revised OSRP Action Plan 2022-2028.

**MOTION (MOORE, ROONEY): I move that the Board authorize Planning Board Chair Jeffrey Smith to draft a letter on behalf of the Planning Board in support of the revised OSRP 2022-2028. Approved by roll call vote (5-0).**

5. **Draft Decision - Cooley Drive Extension Subdivision**  
**Land of Church of the Epiphany – 19V Cooley Drive**

The Planning Board reviewed and approved the draft decision for Cooley Drive Extension Subdivision, Land of Church of the Epiphany, 19V Cooley Drive with one modification to add a new Condition not to allow issuance of a building permit for lots 1 through 4, inclusive, until a site grading plan has been submitted for review by the Director of Public Works and approved by the Planning Board pursuant to section 5.17 of the Subdivision Regulations.

**MOTION (PLANTIER, ROONEY): I move that the Board approve the Cooley Drive Extension Definitive Subdivision Plan as amended subject to the conditions contained in the draft Notice of Decision dated March 17, 2021 including the granting of the two requested waivers to eliminate the construction of sidewalks required under section 5.11.1 of the Subdivision regulations and to allow the extension of Cooley Drive as a cul-de-sac with a length greater than seven hundred and fifty (750) feet imposed under section 5.1.4.1 of said Regulations. Approved by roll call vote (5-0).**

6. **Zoning By-Law Amendment For Discussion**  
**Large-Scale Ground-Mounted Solar Energy System Regulations – Section 10.7**


The Planning Board reviewed and approved the revised draft of proposed revisions to the Large-Scale Ground-Mounted Solar Energy Regulations in Section 10.7. A Public Hearing is scheduled for April 14, 2021 for the proposed amendments to the Zoning By-Laws.

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

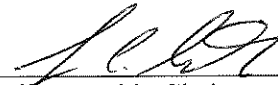
A few Planning Board members attended the Solar Siting Reform webinar hosted by GrowSmart RI, Mass Audubon, and the Citizen Planner Training Collaborative earlier in the day and shared feedback with the other Board members. Planning Director Pearsall will share the link to the recording and related presentations & interactive maps.

Having no further business, the meeting was adjourned by unanimous consent at 8:30 PM. The Board will reconvene at its next meeting on **Wednesday, April 14, 2021 at 6:00 PM.**

Submitted:

  
Heidi Burnham, Admin. Assistant  
Date: 4/19/2021

Approved As To Form And Content:

  
Jeffrey Smith, Chair  
Date: 4/14/21