

**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 20, 2019**

In attendance: Chairman Jeffrey Smith
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 6:05 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

Chairman Smith stated that the Planning Board will not hold an Executive Session as there was no new information that needed to be discussed and they will proceed with their open session.

2. Approval of Minutes – March 6, 2019

Chairman Smith called for a motion to approve the minutes of March 6, 2019 and asked if there were any comments or revisions.

MOTION (MOORE, PLANTIER): I move that the Board approve the minutes of the March 6, 2019 Planning Board meeting as submitted. Approved (5-0).

Materials referenced: Draft of the Planning Board Meeting Minutes from 3.06.19 submitted by N. Moriarty, Administrative Assistant on 4.5.19 via US Mail to Board Members.

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 - Glen Garvey**
Proposed Multi-Tenant Commercial Building
Land of 2030 Boston Road, LLC – 2030 Boston Road

Glen Garvey and Jerry Gagliarducci representing 2030 Boston Road, LLC presented preliminary building plans to the Board for a multi-tenant commercial building located at 2030 Boston Road. The building was previously used as a used car dealership before Mr. Garvey and Mr. Gagliarducci bought the property. Mr. Garvey and Mr. Gagliarducci have been granted permission from the Zoning Board of Appeals to have the existing special permit for the grandfathered used car business transferred to 2030 Boston Road, LLC as the new owner of the property. They will be meeting with the Board of Appeals on April 4, 2019 to amend the special permit to allow them to lease the building for other commercial uses. The Planning Board indicated support for their proposal.

Materials referenced: Site Plan drawing prepared by: Paul S. Smith Surveying, received by the Planning Office 3.12.19 (1 page), First Floor Plan prepared by: Architectural Insights, received by the Planning Office 3.12.19 (1 page).

6. **Public Hearing**
Special Permit Application (SP19-01)
Detached Garage – McGovern Residence, 7 Powers Drive

(Digitally Recorded)

Chairman Smith opened the public hearing at 6:48 PM and read the legal notice into the record. Mr. McGovern appeared before the Board to request a special permit to allow construction of a proposed 24 foot by 24 foot detached residential accessory building (two-door detached garage) with a maximum building height of approximately 23 feet. The building will be placed on a concrete slab located to the rear of existing residence. Mr. McGovern stated that currently a shed is located where the detached garage will be located and he is looking to either remove the shed or relocated the shed to another area on his property. No one appeared to speak in opposition to the proposal.

MOTION (McCLOSKEY, MOORE): I move that the Board close the public hearing. Approved (5-0).

The hearing was closed at 6:55 PM.

MOTION (McCLOSKEY, MOORE): I move that the Board authorize the Planning Director and Chairman to prepare a draft decision granting Special Permit Application SP19-01 with conditions of approval for further consideration at the next meeting. Approved (5-0).

Materials referenced: Public Hearing Legal Notice posted with the Town Clerk on 2.26.19, Plot Plan dated 11.28.18 (1 page) prepared by LRC Group received 2.11.19.

7. **Appointment – Lawrence Lloyd & Craig Authier**
New Builder & Project Update – Cedar Ridge PURD, 404 Stony Hill Road

Mr. Loyd and Mr. Authier were unable to attend the meeting as planned and will contact the Board to reschedule their appointment to discuss this matter at a future meeting.

8. **Appointment – Ernest Mello**

Administrative Approval – Proposed Solar Energy DC Battery Storage System

Large-Scale Ground-Mounted Solar Energy System Special Permit (SP18-08)

ZPT Energy Solutions II, LLC - Land of Tetreault & Son Forest Management Inc., 676V Tinkham Road

Board Member James Moore disclosed that because he resides in a neighborhood which abuts the property in question he will be recusing himself from all participation on this discussion and Chairman Smith designated Associate Member Gordon Allen to serve as the Alternate Voting Member.

Director of Development Ernie Mello from Zero-Point Development, Inc., appeared before the Board on behalf of the applicant, ZPT Energy Solutions II, LLC, to request administrative approval for the installation of a proposed solar energy DC battery storage system as part of a Large-Scale Ground-Mounted Solar Energy System to be constructed on a leased portion of land owned by Tetreault & Son Forest Management, Inc., located at 676V & 676 Tinkham Road pursuant to special permit (SP19-08). Mr. Mello expressed to the Board that he is proposing to add a lithium-ion DC battery storage system to the site and stated that adding this system will enable the Solar Energy System to store energy in the batteries during peak times and then use the stored electricity when the sun is down. Mr. Mello provided the Board with photographs of the Energy Storage System, a spec pamphlet of the Energy Storage System and ESS Batteries by Samsung SDI pamphlet which Mr. Mello explained would be a similar unit that he is proposing to use. Upon reviewing the documentation the Board had a number of questions and additional information requests that they would like Mr. Mello to provide and requested he follow up at a future Planning Board meeting. The information the Board is requesting is:

- The color of the Energy Storage System
- How is the container preventing battery spillage and the containment of any type of spillage
- What are the ratings for the batteries they are proposing to use
- What types of alarms, lighting and monitoring does this equipment provide
- Can the alarm be shut off remotely or does the fire department need to follow up
- What is the fire suppression unit for the system
- What is the desired climate of the unit and how is it cooled or heated
- What noise does the Energy Storage System generate/decibel levels
- What are the ratings for batteries that the Energy Storage System
- How are you proposing to screen the Energy Storage System from abutting properties

Materials referenced: Revised Site Plan dated 12.21.18 (17 pages) prepared by Fuss & O'Neill & received 12.26.18; Photos of Energy Storage System received on 3.14.19 (2 pages), Spec pamphlet of Energy Storage System received on 3.14.19 (13 pages) and ESS Batteries by Samsung SDI pamphlet received on 3.14.19 (7 pages).

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

Planning Director John Pearsall gave an overview of the By-Law Amendments that the Board is presenting at Town Meeting, along with a draft copy of the Amendments.

Materials referenced: Proposed Zoning By-Law Amendment Draft #2 prepared by Planning Director John Pearsall dated 3.20.19 (13 pages).

10. **ZBA Special Permit Public Hearings – April 4, 2019**

A. Contractor's Yard – 2338 Boston Road

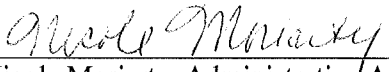
B. Multi – Tenant Commercial Use – 2030 Boston Road

The Board reviewed the above-listed documents without issue.

11. **Other Business – Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**
Board Members Tracey Plantier and Gordon Allen provided the Board with a recap from the CPTC Conference that they attended in Worcester.

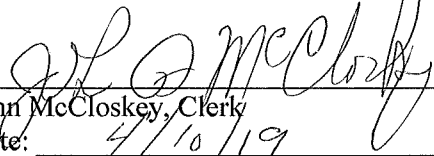
Having no further business, the meeting was adjourned by unanimous consent at approximately 10:06 PM. The Board will reconvene at its next meeting on **Wednesday, April 10, 2019 at 6:00 PM.**

Submitted:



Nicole Moriarty, Administrative Assistant
Date: 4/5/19

Approved As To Form And Content:



John McCloskey, Clerk
Date: 4/10/19