

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.

Phone: (413) 596-2800, Ext. 203
FAX: (413) 596-9256

MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, APRIL 24, 2019

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

Staff: John Pearsall, Planning Director
Nicole Moriarty, Administrative Assistant

Chairman Jeffrey Smith called the meeting to order at 6:03 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 – April 10, 2019

Chairman Smith called for a motion to approve the minutes of April 10, 2019 and asked if there were any comments or revisions.

MOTION (PLANTIER, MOORE): I move that the Board approve the minutes of the April 10, 2019 Planning Board meeting as submitted. Approved (5-0).

Materials referenced: Draft of the Planning Board Meeting Minutes from 4.10.19 submitted by N. Moriarty, Administrative Assistant on 4.19.19 via US Mail to Board Members.

3. Approval of Minutes – April 10, 2019 Executive Session

Board Member John McCloskey remained recused due to potential conflict of interest concerns as a residential abutter to the project under discussion. Associate Member Gordon Allen continued to serve as the Alternate Voting Member with regards to this matter. Chairman Smith called for a motion to approve the minutes of April 10, 2019 and asked if there were any comments or revisions.

MOTION (PLANTIER, ROONEY): I move that the Board approve the minutes of the April 10, 2019 Planning Board meeting as submitted. Approved (4-0, with Mr. McCloskey recused).

Materials referenced: Draft of the Planning Board Executive Session Meeting Minutes from 4.10.19 submitted by N. Moriarty, Administrative Assistant on 4.19.19 via US Mail to Board Members.

4. **Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

5. **Building Commissioner's Report**

Building Commissioner Lance Trevallion was not in attendance at the meeting.

6. **Public Hearing**

Special Permit Application (SP19-02)

Common Driveway Access - Roach Property, 652 & 658 Stony Hill Road

(Digitally Recorded)

Chairman Smith opened the public hearing at 6:30 PM and read the legal notice into the record. Christopher Karney from R. Levesque Associates, Inc. presented plans to the Board on behalf of Patrick and Deanna Roach the landowners of 652 & 658 Stony Hill Road for a common driveway access. Mr. Karney stated to the Board that the Roach family currently resides at 658 Stony Hill Road and are currently constructing a two bedroom home with a garage on the adjacent lot located at 652 Stony Hill Road. He identified that a common driveway would be more desirable than adding an additional curb cut to Stony Hill Road. The proposed plans for the new common driveway will include the existing driveway to be resurfaced and widened two more additional feet. Mr. Karney indicated that the Patrick & Deanna Roach will be granting a permanent cross easement to allow driveway access to 652 Stony Hill Road over a portion of the existing driveway located on 658 Stony Hill Road. The easement area will be shown a survey plan to be recorded with the easement document at the Hampden County Registry of Deeds.

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

The hearing was closed at 6:40 PM.

MOTION (PLANTIER, McCLOSKEY): I move that the Board authorize the Planning Director and Chairman to prepare a draft decision granting Special Permit Application SP19-02 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 3.28.19, Plot Plan dated 3.26.19 prepared by LRC Group received in the Planning Office 3.26.1 (1 page).

7. **Zoning By-Law Amendments – May 13, 2019 Annual Town Meeting**

A. Article 28 – Large – Scale Ground-Mounted Solar Energy Systems (Section 10.7)

B. Article 29 – Rezoning From R-40 to NO (5 Woodland Dell Road)

Chairman Jeff Smith will present Article 28. Board Member James Rooney will present Article 29 with James Moore as an alternate.

Materials referenced: Annual Town Meeting Exhibits for Articles 28-29 prepared and mailed by Planning Director Pearsall on April 19, 2019 via US Mail to Board Members.

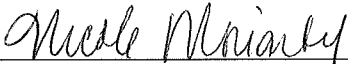
8. **Other Business – Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**

The Board scheduled meetings for May 22, 2019, June 5, 2019 and June 26, 2019

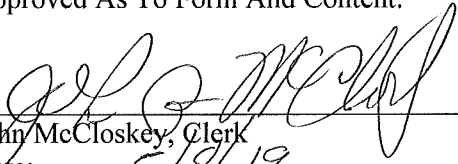
Having no further business, the meeting was adjourned by unanimous consent at approximately 6:46 PM. The Board will reconvene at its next meeting on **Wednesday, May 8, 2019 at 6:00 PM.**

Submitted:

Approved As To Form And Content:



Nicole Moriarty, Administrative Assistant
Date: 5/2/19



John McCloskey, Clerk
Date: 5/8/19