

PLANNING BOARD
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

Tracey Plantier, Acting Chair
John McCloskey
James Moore
James Rooney
Gordon Allen
Elizabeth George, Associate



Michelle R. Buck, Planning Director
Heidi Burnham, Admin. Assistant

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

MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, APRIL 27, 2022

In attendance: John McCloskey, Acting Chair
 James Moore
 James Rooney
 Gordon Allen
 Elizabeth George, Associate

Staff: Michelle R Buck, Planning Director
 Heidi Burnham, Administrative Assistant

Acting Chair John McCloskey called the meeting to order at 5:35 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. **Approval of Minutes – October 6, 2021, October 27, 2021 and March 23, 2022**

Acting Chair John McCloskey called for a motion to approve the minutes of the October 6, 2021, October 27, 2021 and March 23, 2022 Planning Board meetings and asked if there were any comments or revisions.

MOTION (ROONEY, MOORE): I move that the Board approve the minutes of the October 6, 2021, October 27, 2021 and March 23, 2022 Planning Board meetings as submitted. Approved (5-0).

2. **Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

3. **Building Inspector's Report**

Building Inspector John Walsh was not in attendance at the meeting.

4. **Public Hearing - Special Permit (SP22-01) – Allow Drive-Through Window to Service a Proposed Food Establishment (Starbucks) in an Existing Building 2005 Boston Road, Wilbraham, LLC – 2005 Boston Road**

Acting Chair John McCloskey opened the public hearing at 5:45 PM and read the legal notice into the record. Mr. McCloskey shared with those in attendance that the public hearing is going to be continued

to a future date at the request of the applicants attorney, Thomas R. Reidy, to allow time for conversations with the Town Engineer and Town Fire to address their comments.

MOTION (ROONEY, ALLEN): I move that the Board continue the public hearing to May 11, 2022 at 5:45 PM. Approved (5-0).

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

Planning Director Michelle Buck shared brief updates on the following topics: Cedar Ridge land grant; list of potential future bylaw amendments and upcoming Town meeting. Ms. Buck also shared with the Board that she received an email from Lawrence Cook, AMP Solar Services, in regards to a requested change at the 285 Three Rivers Road solar project. The Board encouraged Ms. Buck to have town counsel present at any meeting with the solar company. Acting Chair John McCloskey shared with the Board that he reached out to Jacob Oliveira, State Representative, 7th Hampden District, in regards to the H.4331 proposed bill to restore a municipality's right to reasonably regulate solar power location and asked if he would attend a Planning Board meeting to speak on the bill. The Board welcomed the idea; Mr. McCloskey will invite Mr. Oliveira to a future meeting.

6. **Meeting Schedule**

The Board agreed to meet on May 25, 2022 and June 22, 2022.

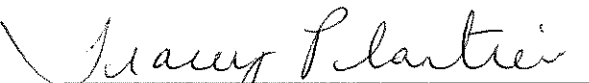
Having no further business, the meeting was adjourned by unanimous consent at 6:10 PM. The Board will reconvene at its next meeting on **Wednesday, May 25, 2022 at 5:30 PM.**

Submitted:


Heidi Burnham, Admin. Assistant

Date: 5/4/2022

Approved As To Form And Content:


Tracey Plantier, Acting Chair

Date: 5/11/2022