

**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, APRIL 28, 2021**

In attendance: Chairman Jeffrey Smith  
John McCloskey  
James Moore (arrived at 6:06 PM)  
Tracey Plantier  
James Rooney  
Gordon Allen, Associate

Staff: John Pearsall, Planning Director  
John J Walsh Jr, Building Inspector  
Heidi Burnham, Administrative Assistant

Chairman Jeffrey Smith called the meeting to order at 6:04 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 of Planning Board Meetings - April 22, 2020; May 6, 2020; May 20, 2020; June 10, 2020; and April 14, 2021 (Regular & Executive Session)**

Chairman Smith reported that the June 10, 2020 meeting minutes are not ready and will be scheduled for consideration at a future meeting. Chairman Smith then called for a motion to approve the remaining minutes of the Planning Board meetings listed on the agenda and asked if there were any comments or revisions.

**MOTION (PLANTIER, MOORE): I move that the Board approve the minutes of the April 14, 2021 Planning Board Executive Session meeting as submitted. Approved by roll call vote (5-0, with Mr. McCloskey recused and Mr. Allen serving as the Alternate Voting Member).**

**MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the minutes of the April 22, 2020; May 6, 2020; May 20, 2020 and April 14, 2021 Planning Board meetings 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 reported on recent building permit activity.

**4. Recent Changes to the State Zoning Law (MGL Chapter 40A) – Housing Choice & MBTA Communities Legislation (Chapter 358 of the Acts of 2020)**

Board Member Tracey Plantier reported on the Pioneer Valley Planning Commission presentation that she recently attended regarding recent changes to M.G.L c.40A to reduce the threshold of votes needed to adopt certain zoning measures that promote housing production from 2/3 supermajority vote to a simple majority. These changes apply to all cities and towns in Massachusetts, except the City of Boston, which has its own zoning enabling act.

**5. Proposed Zoning By-Law Amendments – Annual Town Meeting (May 10, 2021)**

**A. Article 26 - Nanobrewery Regulations (Sections 1.3 & 3.4.5)**  
**B. Article 27 - Truck Parking Restrictions in Residential Districts (Sections 1.3 & 4.5.2)**  
**C. Article 28 - Large-Scale Ground-Mounted Solar Energy System Regulations (Section 10.7)**  
With the consent of the Planning Board, Chairman Smith volunteered to present the three zoning amendment articles at the upcoming Annual Town Meeting on May 10, 2021.

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

Planning Director Pearsall reported that he has noticed an uptick of inquiries from persons interested in developing some of the more notorious undeveloped properties in town.


**7. Executive Session**

Chairman Smith announced that the Planning Board will be moving into executive session pursuant to M.G.L. c. 30A, § 21(a) (Reason #3) to discuss strategy with respect to ongoing litigation of the Planning Board regarding the complaint of ASD Three Rivers Solar, LLC, filed in the Land Court Department of the Trial Court of the Commonwealth of Massachusetts based on my declaration that an open meeting may have a detrimental effect on the litigating position of the Planning Board, and that following the conclusion of the Executive Session the Planning Board shall not reconvene in open session.


**MOTION (PLANTIER, ROONEY): I move to hold an executive session pursuant to M.G.L. c. 30A, § 21(a) (Reason #3) to discuss strategy with respect to ongoing litigation of the Planning Board regarding the complaint of ASD Three Rivers Solar, LLC, filed in the Land Court Department of the Trial Court of the Commonwealth of Massachusetts whereas an open meeting may have a detrimental effect on the litigating position of the Planning Board as declared by the Chairman, and that the Planning Board shall not reconvene in open session. Approved by roll call vote (5-0, with Mr. McCloskey recused and Mr. Allen serving as the Alternate Voting Member).**

Having no further business, the regular portion of the meeting was adjourned by unanimous consent at 7:04 PM. The Board will reconvene in regular session at its next meeting on **Wednesday, May 19, 2021 at 6:00 PM.**

Submitted:

  
Heidi Burnham, Admin. Assistant  
Date: 4/30/21

Approved As To Form And Content:

  
Jeffrey Smith, Chair  
Date: 5/19/21