

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, MAY 22, 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 6:00 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 – May 8, 2019

A. Regular Session

Chairman Smith asked if there were any comments or revisions to the regular session minutes of May 8, 2019 before calling for a motion to approve. James Moore pointed out a typographic error in item #5 and a correction to the motion made under item #6. Tracey Plantier also requested that item #6 be amended to clarify that the applicant is responsible for taking steps to diminish noise if the Board finds that noise is negatively impacting abutting residential properties.

MOTION (ROONEY, McCLOSKEY): I move that the Board approve the minutes of the May 8, 2019 Planning Board meeting as amended. Approved (5-0).

B. 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 May 8, 2019 and asked if there were any comments or revisions.

MOTION (ROONEY, MOORE): I move that the Board approve the minutes of the May 8, 2019 Planning Board meeting as submitted. Approved (4-0, with Mr. McCloskey recused).

Materials referenced: Draft of the Planning Board Meeting Minutes from and Executive Minutes 5.8.19 submitted by N. Moriarty, Administrative Assistant on 5.17.19 via U.S. Mail to Board Members.

2. Citizens Open Forum

No citizens took advantage of the open forum opportunity.

3. **Building Commissioner's Report**

Building Commissioner Lance Trevallion provided general updates on building developments and zoning enforcement issues in town.

4. **Miscellaneous Information**

A. FEMA Field Survey Work Letter – May 10, 2019

The Board reviewed the document without any issue.

Materials referenced: FEMA letter to Board of Selectmen Chair, Robert Boilard dated 5.10.19 received in Planning Office 5.15.19.

5. **Annual Post-Election Reorganization of the Planning Board**

A. Officers of the Planning Board – Chairman, Vice-Chairman, Clerk

B. PVPC Commissioner

C. CPA Committee Representative

The Board discussed the roles, responsibilities and term lengths of the elected officer positions. The Board members holding officer titles from the previous year with the exception of the Pioneer Valley Planning Commission have offered to accept the same roles for another year upon voting approval.

MOTION (McCLOSKEY, PLANTIER): I move that the Board re-elect Jeffrey Smith as Chair to take effect at the conclusion of this meeting. Approved (4-0, with Mr. Smith abstaining).

MOTION (ROONEY, McCLOSKEY): I move that the Board re-elect Tracey Plantier as Vice-Chair to take effect at the conclusion of this meeting. Approved (4-0, with Ms. Plantier abstaining).

MOTION (MOORE, ROONEY): I move that the Board re-elect John McCloskey as Clerk to take effect at the conclusion of this meeting. Approved (4-0, with Mr. McCloskey abstaining).

MOTION (ROONEY, PLANTIER): I move that the Board elect James Moore to serve as Commissioner to the Pioneer Valley Planning Commission to take effect at the conclusion of this meeting. Approved (4-0, with Mr. Moore abstaining).

MOTION (ROONEY, McCLOSKEY): I move that the Board re-elect Tracey Plantier to serve a one year term on the Community Preservation Committee for FY'20. Approved (4-0, with Ms. Plantier abstaining).

6. **Appointment – Michael Pietras**

Ridgeline & Hillside Distric Review – Proposed Home

Land of Michael & Christina Pietras – 592 Ridge Road

Land owner Michael Pietras appeared to present plans to construct a new home located at 592 Ridge Road. The property is located in the R-60 Zoning District and the Ridgeline & Hillside Overlay District where new home development is subject to site plan approval from the Planning Board in accordance with Section 9.3 of the Zoning By-Law. Mr. Pietras stated that the height of his home will be similar in scope to the existing home located on adjacent property at 600 Ridge Road. The Board stated that that they are going to approve the applicant's proposed plans as submitted and waive the requirement for further review based on a finding that said property is not located visually sensitive topographic area and constructing this proposed home on this lot will not create significant negative impacts to the environment or be in conflict with any of the established goals of the Ridgeline & Hillside District regulations.

MOTION (ROONEY, PLANTIER): I move that the Board, acting as the Ridgeline & Hillside District Design Review Board, approve the applicant's proposal as submitted to construct a new home at 592 Ridge Road and waive the requirement for further review under the Ridgeline and Hillside District regulations per section 9.3.10 of the Zoning By-Law based on a finding that said property is not located in a visually sensitive topographic area and that building the proposed home on this lot will not create

significant negative impacts to the environment nor be in conflict with the any of the established goals of the Ridgeline & Hillside District regulations. Approved (5-0).

Materials referenced: Planning Board Application for Ridgeline & Hillside District Site Plan dated 4.22.19 received in Planning Office 5.8.19 (1 page); Preliminary Plans prepared by Engineering & Land Solutions, Inc. dated 5.6.19 received in Planning Office 5.8.19 (3 pages); Plan of Land prepared by Ecotec Environmental Associates dated 8.16.91 received in Planning Office 5.8.19 (1 page).

7. **Appointment – Anthony Carnevale & Michael Pietras**

Proposed Mixed Use Building

Land of 6 Burt Lane, LLC – 466 Main Street & 468-470 Main Street

Mr. Anthony Carnevale and Mr. Michael Pietras presented preliminary plans for a proposed mixed use building on property located at 466 & 468-470 Main Street. The main floor of the building will be used as business offices while the second floor is designed to have four residential condos/apartments each consisting of approximately 780 square feet of living space with one bedroom. The plan included landscaping which will include shrubbery and a few flowering trees. Mr. Carnevale asked the Board's thoughts in regards to signage and lighting and the Board indicated that signage and lighting must comply with the zoning requirements for the Neighborhood Office Zoning District. The proposed use requires a special permit from the Planning Board and the Planning Board recommended that Mr. Carnevale proceed with finalizing his plans and filing an application with the Planning Board.

Materials referenced: Conceptual Plot Plan w/ Existing & Proposed Conditions prepared by Engineering & Land Solutions, Inc. received in the Planning Office on 05.20.19 (1 page); Preliminary Plans prepared by Engineering & Land Solutions, Inc. received in the Planning Office on 05.20.19 (8 pages).

8. **Appointment – Anthony Carnevale**

Nonsub Plan 19-01 – Land of Carnevale, 540 Main Street

Anthony and Carla Carnevale presented a Nonsub Plan for property located at 540 Main Street. The parcel of land currently contains a house and garage which will be removed. The property is located in the R-26 Zoning District measuring approximately 1.84 acres. The proposed plan divides the land into three residential building parcels which all have the required frontage and setback requirements for the district.

MOTION (ROONEY, MOORE): I move that the Board approve Nonsub Plan 19-01 as submitted and authorize the Chairman to endorse the plan with the Board's determination that approval under the subdivision control law is not required. Approved (5-0).

The plan was endorsed by Chairman Smith.

Materials referenced: Approval Not Required Plan of Land prepared by Paul Smith Land Surveying dated 5.17.19 and received in the Planning Office on 05.21.19 (1 page).

9. **MEPA Notice of Project Change –Western Recycling Transfer Station**

Land of 120 Old Boston Road Recycling Company, LLC – 120 Old Boston Road


The Board reviewed the MEPA Notice of Project Change for the Western Recycling Transfer Station located at 120 Boston Road. The project change includes a significant increase in the daily tonnage from 645 tons to 2000 tons per day, increased vehicle trips to and from the facility, and extended hours of operation. The Board noted that they feel due to these proposed changes they feel it is important to submit their comments and concerns by submitting a letter to the appropriate State agencies. The Board authorized Chairman Smith to submit a letter on behalf of the Planning Board to Secretary Kathleen A. Theoharides of the Executive Office of Energy & Environmental Affairs.

Materials referenced: Western Recycling Massachusetts Environmental Policy Act Notice of Project Change Solid Waste Transfer Station 120 Old Boston Road Wilbraham, MA 01095 dated April 2019 and received in the Planning Office on 4.29.19.

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

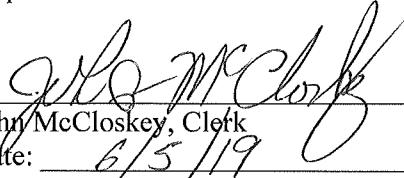
Having no further business, the meeting was adjourned by unanimous consent at approximately 9:35 PM. The Board will reconvene at its next meeting on **Wednesday, June 5, 2019 at 6:00 PM.**

Submitted:



Nicole Moriarty, Administrative Assistant
Date: 5/31/19

Approved As To Form And Content:



John McCloskey, Clerk
Date: 6/5/19