

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, JUNE 2, 2021

In attendance: Chairman Jeffrey Smith
John McCloskey
James Moore
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 6:06 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 - July 29, 2020, August 26, 2020 and May 19, 2021**
Chairman Smith asked if there were any comments or suggested revisions to the draft minutes submitted for the July 29, 2020, August 26, 2020 and May 19, 2021 meetings of the Planning Board. Tracey Plantier pointed out a typo on the May 19, 2021 minutes. Chairman Smith called for a motion to approve the above mentioned minutes of the Planning Board meetings.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the minutes of the July 29, 2020, August 26, 2020 and May 19, 2021 Planning Board meetings as amended. Approved by roll call vote (5-0).

2. **Citizens Open Forum**
No citizens took advantage of the open forum opportunity. John Broderick, Community Preservation Community Chair, made a suggestion to clarify agenda item #4B, Board of Health Site Assignment Public Hearing June 15, 2021, so that residents would know the public hearing is in regards to the Western Recycling facility located at 120 Old Boston Road.

3. Building Inspector's Report

Building Inspector Walsh responded to questions from the Board pertaining to the redevelopment of the properties located at 466 Main Street, 468-470 Main Street and 6 Burt Lane (Center Village) and Valvoline Oil Change operations at the former Taylor Rental property located at 1997 Boston Road. Building Inspector Walsh reported that the Building department has not yet issued a demolition permit for Center Village and is awaiting information in order to issue the building permit for Valvoline Oil Change.

4. Miscellaneous Information

A. New Protocols for Town Buildings & Public Meetings Effective June 1, 2021

Chairman Smith advised the Board to plan on meeting in person at the next Planning Board meeting on June 16, 2021 to be in accordance with Governor Baker lifting COVID-19 restrictions for the Commonwealth on May 29, and with the announced lifting of the state of emergency on June 15, 2021.

B. Board of Health Site Assignment Public Hearing – June 15, 2021

Chairman Smith presented the Board with a brief overview of what will be discussed at the public hearing on June 15, 2021 on the application submitted by 120 Old Boston Road Recycling Company, LLC. Chairman Smith will forward the Board Green Seal Environmental's response, on behalf of 120 Old Boston Road Recycling Company, to letters from the Planning Board and Board of Selectmen/Town Administrator.

5. Joint Public Hearing - Stony Hill Road Sidewalk Project Between Dipping Hole Road & Mark Road Scenic Road Act (Planning Board) & Public Shade Tree Act (Tree Warden)

Chairman Smith opened the public hearing at 6:23 PM and read the legal notice into the record. Chairman Smith announced that the joint public hearing with Tree Warden David Graziano and the Planning Board was prompted by a request from the Wilbraham Department of Public Works to install sidewalks on Stony Hill Road between Dipping Hole Road and Mark Road. Dena Grochmal, DPW Engineer, presented an overview of the sidewalk project for the residents in attendance. Dena reported that the sidewalks will be six feet wide to accommodate resident's mailboxes, there will be no tree belt and DPW will plow the sidewalks. Tree Warden David Graziano addressed the residents and reported that he had walked the designated area of Stony Hill Road to evaluate the health and species of the nine trees. Mr. Graziano reported that he had no opposition to the tree cuttings and commented that many of the trees have storm damage and some are close to the road and present line of sight issues. Mr. Graziano shared that he would like to walk the site again after the sidewalks are in place and work directly with the residents to propose where to replant trees that are of appropriate species for the area/location. A handful of residents were in attendance and asked questions of the DPW department and the Tree Warden. While all comments were in favor of the sidewalks, residents felt that the sidewalks are long overdue and that this is a great starting point, some residents questioned why all of the nine trees needed to be removed to accommodate the sidewalks. Both Dena and Mr. Graziano responded that the trees were too close to where the sidewalks would be installed and that if the surface roots are damaged while putting the sidewalks in the health of the trees could be affected. Dena confirmed that DPW will meet with each resident individually on a case by case basis to discuss replacing the trees. Other comments/concerns from the residents were regarding the relocation of stonewalls and rose bushes, one resident raised a concern pertaining to water runoff on his property and whether or not a berm is satisfactory or if a curb is necessary. Dena assured the residents that DPW would have an onsite meeting with the concerned residents while the work is being performed. Following the conclusion of the Public Hearing and after considering all the information presented, upon a motion duly made and seconded, the Wilbraham Planning Board unanimously voted (5-0) to grant the Petitioners request to remove the nine trees and disturb existing "stone walls" accordingly on the portion of the designated Scenic Road as shown on plans submitted to the Board.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board close the public hearing. Approved by roll call vote (5-0).

MOTION (PLANTIER, MCCLOSKEY): I move that the Board grant approval as requested under the Scenic Road Act subject to conditions of approval contained in the draft Notice of Decision dated June 2, 2021 and authorize the Chairman and/or Planning Director to sign said decision on behalf of the Planning Board. Approved by roll call vote (5-0).

6. **Draft Decision - Special Permit Application (SP18-06)**
ASD Three Rivers MA Solar, LLC Large-Scale Ground-Mounted Solar Energy System
Land of Gilmar Realty, LLC – 285 Three Rivers Road

Chairman Smith reported that the requested modification changes from the applicant's attorney have been incorporated into the draft decision. The Planning Board reviewed and approved the draft decision for ASD Three Rivers MA Solar, LLC Large-Scale Ground-Mounted Solar Energy System.

MOTION (PLANTIER, MOORE) I move that the Board act to grant Special Permit SP18-06 subject to conditions of approval contained in the draft Notice of Decision dated June 2, 2021 and authorize the Chairman to sign said decision on behalf of the Planning Board. Approved by roll call vote (4-1 Mr. John McCloskey is recused with Mr. Gordon Allen serving as the Alternate Voting Member and Mr. James Rooney voting in the negative).

7. **Resignation of Chairman Jeffrey Smith & Reorganization of the Planning Board**

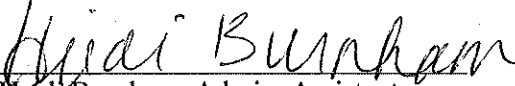
The Board acknowledged Chairman Smith's resignation and thanked him for his service on the Planning Board. The Board opted to delay the reorganization of the Planning Board until the Board has a new Associate Member. Tracey Plantier will serve as Acting Chair of the Planning Board until the reorganization.

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

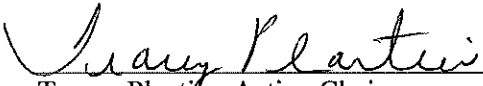
Planning Director Pearsall had no updates for the Board.

Having no further business, the regular portion of the meeting was adjourned by unanimous consent at 8:30 PM. The Board will reconvene in regular session at its next meeting on **Wednesday, June 16, 2021 at 6:00 PM.**

Submitted:


Heidi Burnham, Admin. Assistant
Date: 6/11/21

Approved As To Form And Content:


Tracey Plantier, Acting Chair
Date: 6-16-2021