

**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, JUNE 5, 2019**

In attendance: Chairman Jeffrey Smith  
John McCloskey  
Tracey Plantier  
James Rooney

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

**Chairman Jeffrey Smith called the meeting to order at 6:02 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 22, 2019**

Chairman Smith called for a motion to approve the minutes of May 22, 2019 and asked if there were any comments or revisions.

**MOTION (ROONEY, McCLOSKEY): I move that the Board approve the minutes of the May 22, 2019 Planning Board meeting as submitted. Approved (4-0).**

*Materials referenced: Draft of the Planning Board Meeting Minutes from and Executive Minutes 5.22.19 submitted by N. Moriarty, Administrative Assistant on 6.3.19 via Email 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 was not in attendance at the meeting.

**4. Appointment – Attorney Francis Fitzgerald & Facility Manager Jonathan Murray**  
**MEPA NPC - Western Recycling**

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

Attorney Francis Fitzgerald representing 120 Old Boston Road Recycling, LLC (the property owner) and Jonathan Murray Director of Operations for USA Hauling and Recycling (the project operator) appeared before the Board to discuss a Notice of Project Change (NPC) filed with the Massachusetts Environmental Policy Act (MEPA) office in Boston. Mr. Murray stated that the proposed project change they are requesting is an increase in tonnage handled at the facility from 645 tons to 2,000 tons per day. The Board stated that the proposed project change represented a significant expansion that could have the potential to negatively impact the quality of life in the Town of Wilbraham and that they have expressed their concerns in the comment

letter submitted to the MEPA Office. Mr. Murray indicated to the Board that they have been successfully running their business in Town for many years and due to other local landfills closing there is a significant need to expand capacity at the Wilbraham facility. He explained that in addition to state permitting approval they will need to obtain site suitability approval from the Wilbraham Board of Health and special permit approval from the Zoning Board of Appeals to modify the site and obtain site approval. Mr. Murray characterized the MEPA NPC as the first step in a long process and expressed a willingness to work together with the Town to make this a successful project. The Board stated that they would like to conduct a site visit of the facility to see the operation and the parties agreed to meet at the facility on Thursday, June 13, 2019 at 10 AM.

5. **Certificate of Completion & Final Release of Performance Security - North Hills Lane Subdivision**  
Planning Director John Pearsall explained that the North Hills Lane Subdivision has been satisfactorily completed, the subdivision street was accepted as a public way by the Town at the Annual Town Meeting and the performance security being held by the Town should be released. The Board did not have any further questions regarding this issue.

**MOTION (PLANTIER, ROONEY): I move that the Board certify satisfactory completion of the North Hills Lane Subdivision, approve the final release of performance security being held for the North Hills Lane Subdivision, and authorize the Wilbraham Treasurer to close this bank account and return all funds on deposit to the Subdivider. Approved (4-0).**

6. **Certificate of Completion & Final Release of Performance Security - Sherwin Road Subdivision**  
Planning Director John Pearsall explained that the Sherwin Road Subdivision has been satisfactorily completed, the subdivision street was accepted as a public way by the Town at the Annual Town Meeting and the performance security being held by the Town should be released. The Board did not have any further questions regarding this issue.

**MOTION (McCLOSKEY, PLANTIER): I move that the Board certify completion of the Sherwin Road Subdivision and authorize the final release of performance security by returning Irrevocable LOC #67 to the Monson Savings bank and discharging said bank as surety from any and all claims and demands regarding said Letter of Credit. Approved (4-0).**

7. **ZBA Public Hearing – June 13, 2019**  
**Rear Yard Setback Variance Request – Land of Main Street Rentals, LLC – 309-311 Main Street**  
The Board reviewed a draft letter to the Zoning Board of Appeals in support of the rear yard setback variance request for property located at 309-311 Main Street [see minutes of the May 8, 2019 PB meeting].


*Materials referenced: Draft letter to ZBA dated 6/5/19 submitted by John Pearsall.*


**MOTION (ROONEY, PLANTIER): I move that the Board send the draft letter dated June 5, 2019 to the Zoning Board of Appeals in support the requested variance for property located at 309-311 Main Street. Approved (4-0).**

Having no further business, the meeting was adjourned by unanimous consent at 7:48 PM. The Board will reconvene at its next meeting on **Wednesday, July 10, 2019 at 6:00 PM.**

Submitted:

Approved As To Form And Content:

  
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John Pearsall, Planning Director  
Date: 7-3-2019

  
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John McCloskey, Clerk  
Date: 7/10/2019