

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

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



John Pearsall, Planning Director
Heidi Burnham, Admin. Assistant

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

MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, JUNE 16, 2021

In attendance: Acting Chair Tracey Plantier
 John McCloskey
 James Moore
 James Rooney
 Gordon Allen, Associate

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

Acting Chair Tracey Plantier called the meeting to order at 6:00 PM and began the meeting by acknowledging Elizabeth George joining in the audience as a potential candidate for the Planning Board Associate Member position and welcoming new Planning Director Jeffrey Smith.

1. Approval of Minutes of Planning Board Meetings – September 23, 2020, October 14, 2020 (Executive Session) October 21, 2020 and June 2, 2021

Acting Chair Tracey Plantier asked if there were any comments or suggested revisions to the draft minutes submitted for the September 23, 2020, October 21, 2020 and June 2, 2021 meetings of the Planning Board and hearing none called for a motion to approve.

MOTION (MCCLOSKEY, ROONEY): I move that the Board approve the minutes of the September 23, 2020, October 21, 2020 and June 2, 2021 Planning Board meetings as submitted. Approved (5-0).

Acting Chair Tracey Plantier asked if there were any comments or suggested revisions to the draft minutes submitted for the Executive Session of the Planning Board meeting held on the October 14, 2020 and hearing none called for a motion to approve with member John McCloskey recused.

MOTION (ROONEY, MOORE): I move that the Board approve the minutes of the October 14, 2020 Planning Board Executive Session meeting as submitted. Approved (5-0, with Mr. McCloskey recused and Mr. Allen serving as the Alternate Voting Member).

2. **Citizens Open Forum**
No citizens took advantage of the open forum opportunity.
3. **Building Inspector's Report**
Building Inspector Walsh reported on recent activity at the former Taylor Rental property located at 1997 Boston Road, O'Reilly Auto Parts has poured the footings and set up the foundation for the building and the Building department received the contractor information for Valvoline Oil Change and will be issuing a building permit.
4. **Miscellaneous Information**
A. Status Report - June 2021
The Planning Board reviewed the above-listed document without any issue.
5. **Administrative Approval Request – Special Permit (SP19-04)**
Special Permit Extension - Maldonado Residence, 20 Tracey Drive
The Planning Board discussed a letter dated June 7, 2021 they received from Edward Maldonado of 20 Tracey Drive requesting an extension of three to four years of Special Permit (SP19-04) granted to him on September 11, 2019 to allow the proposed pool shed to be erected on the premises as a third, new detached accessory building. The Planning Board agreed to allow an extension of Special Permit (SP19-04) for a period of two years from the original expiration date of September 11, 2021.

MOTION (ROONEY, MCCLOSKEY): I move that the Board grant administrative approval to allow for an extension of Special Permit (SP19-04) Detached Residential Accessory Buildings (Section 4.4.8) for a period of two years from the original expiration date of September 11, 2021. Approved (5-0).
6. **New Special Permit Application (SP21-01) – Pool House and Shed**
Bretta Residence – 32 Eastwood Drive
The Planning Board reviewed the special permit application to allow the placement of two additional detached residential accessory structures as follows: a pool shed with a building footprint area of 320 square feet and a one door storage shed/garage with a building footprint area of 384 square feet that will be accessory to the existing principal dwelling located at 32 Eastwood Drive. The public hearing is scheduled for July 14, 2021.
7. **Joint Meeting with the Board of Selectmen and Planning Board – June 21, 2021**
Appointment of Gordon Allen to Fill Vacant Position on the Planning Board
Planning Director Jeffrey Smith informed the Board on the process for the joint meeting with the Board of Selectmen on Monday, June 21, 2021 to jointly appoint Gordon Allen to balance of current year election cycle and to nominate and jointly appoint Elizabeth George to associate member.
8. **Farewell & Thank You to John Pearsall**
The Planning Board members congratulated John Pearsall on his retirement and thanked him for his dedication and commitment to the job. Board members commented on how John's influence has shaped the Town of Wilbraham and they have the upmost admiration and respect for him. They will miss John's sense of humor and his wealth of knowledge.
9. **Planning Director's Report & Planning Board Updates**
Board Member John McCloskey reported on the June 15, 2021 Board of Health public hearing for 120 Old Boston Road Recycling Company, LLC. John McCloskey commented that the public was polite but expressed a strong opposition to the proposal of the site modifications. The Planning Board discussed Section 3.4.6.9 of the town Zoning By-law, specifically the prohibition of household waste. Planning Director Jeffrey Smith will follow up with town counsel to receive written legal opinion on the validity of this by-law regarding 120 Old Boston Road.

10. **Other Business**

The Planning Board discussed a letter they received on June 14, 2021 from resident Terry Pieciak of 325 Three Rivers Road regarding ASD Solar Installation Appeal. Acting Chair Tracey Plantier will work with Planning Director Jeffrey Smith to draft a letter in response to Terry Pieciak.

Having no further business, the meeting was adjourned by unanimous consent at 7:10 PM. The Board will reconvene in regular session at its next meeting on **Wednesday, July 14, 2021 at 6:00 PM.**

Submitted:

Approved As To Form And Content:

Heidi Burnham

Heidi Burnham, Admin. Assistant

Date: 6/30/21

Tracey Plantier

Tracey Plantier, Acting Chair

Date: 7-14-21