

**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, JULY 10, 2019**

In attendance: Chairman Jeffrey Smith  
John McCloskey  
James Moore  
Tracey Plantier  
James Rooney  
Gordon Allen, Associate

Staff: John Pearsall, Planning Director

**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. Executive Session**

Board Member John McCloskey remained recused due to potential conflict of interest concerns as a residential abutter to the project under discussion and left the room. Associate Member Gordon Allen continued to serve as the Alternate Voting Member with regards to this matter.

Chairman Smith stated the following: *As Chairman of the Planning Board, I hereby announce that the Planning Board will hold an executive session pursuant to M.G.L. c. 30A, § 21(a) (Reason #3) to discuss strategy with respect to pending 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 reconvene in open session.*

**MOTION (ROONEY): I so move to hold an executive session pursuant to M.G.L. c. 30A, § 21(a) (Reason #3) to discuss strategy with respect to pending 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 reconvene in open session. Approved (5-0) by Roll Call vote: Chairman Smith - yes, Mr. Moore - yes, Ms. Plantier - yes, Mr. Rooney - yes, Mr. Allen - yes.**

The Planning Board convened in executive session at 6:04 PM. Following the conclusion of the Executive Session, the Board reconvened in Open Session at 6:55 PM.

2. **Approval of Minutes – June 5, 2019**

Chairman Smith called for a motion to approve the minutes of June 5, 2019 and asked if there were any comments or revisions.

**MOTION (PLANTIER, ROONEY): I move that the Board approve the minutes of the June 5, 2019 Planning Board meeting as submitted. Approved (5-0).**

*Materials referenced: Draft of the June 5, 2019 Planning Board Meeting Minutes prepared by John Pearsall.*

3. **Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

4. **Building Commissioner's Report**

Building Commissioner Lance Trevallion was not in attendance at the meeting.

5. **Miscellaneous Information**

**A. Subdivision Status Report – July 2019**

**B. PVPC Certificate of Assessment – FY'2019**

**C. PVPC 2019 Solar DLTA Update**

Mr. Allen noted that the Subdivision Status Report incorrectly listed the Willow Brook Subdivision as having the final course of paving installed otherwise the Board reviewed and accepted the above-listed documents without issue.

*Materials referenced: Subdivision Status Report dated July 2019 (3 pages); Letter from Tim Brennan dated July 1, 2019 with PVPC Certificate of Assessment FY'2019; PVPC 2019 Solar DLTA Update undated (2 pages).*

6. **Public Hearing**

**Special Permit Application (SP19-03) - Master Sign Permit, 2030 Boston Road**

(Digitally Recorded)

Chairman Smith opened the public hearing at 7:00 PM and read the legal notice into the record. Manager Jerome Gagliarducci, representing 2030 Boston Road, LLC, appeared before the Board seeking a special permit under Section 12.11 of the Wilbraham Zoning By-Law for a Sign Master Plan to govern all commercial signage for businesses operating on property owned by 2030 Boston Road, LLC, located, unsurprisingly, at 2030 Boston Road. Mr. Gagliarducci explained that the Board of Appeals recently granted a special permit to allow the existing building to be converted from a single use used car business to a multi-use commercial building and presented plans and renderings of the proposed signage needed for the various tenants. No one appeared to speak in opposition to the proposal and the Planning Board determined that the Sign Master Plan approach was appropriate and consistent with the intent and requirements of Section 12.11.

**MOTION (ROONEY, MOORE): I move that the Board close the public hearing. Approved (5-0).**

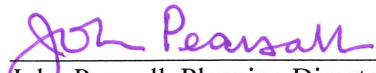
The hearing was closed at 7:20 PM.

**MOTION (MOORE, ROONEY): I move that the Board grant Special Permit SP19-03 subject to conditions of approval contained in the draft Notice of Decision dated July 10, 2019. Approved (5-0)**

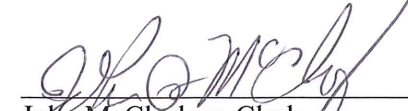
*Materials referenced: Public Hearing Legal Notice posted with the Town Clerk on 6.14.19; Special Permit application submitted on 6.14.19; Site Plan prepared by Paul S. Smith Land Surveying dated 6.11.19 and revised thru 6.13.19; Signage Details Sheets (4 photo renderings) prepared by Ace Signs dated 4.25.19.*

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, August 21, 2019 at 6:00 PM.**

Submitted:

  
\_\_\_\_\_  
John Pearsall, Planning Director  
Date: 8-7-2019

Approved As To Form And Content:

  
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John McCloskey, Clerk  
Date: 8/21/2019