

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

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



Jeffrey Smith, Planning Director  
Heidi Burnham, Admin. Assistant

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**MINUTES OF THE WILBRAHAM PLANNING BOARD**  
**WEDNESDAY, JULY 14, 2021**

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

Staff: John J Walsh Jr, Building Inspector  
Heidi Burnham, Administrative Assistant

**Acting Chair Tracey Plantier 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 – June 16, 2021**

Acting Chair Tracey Plantier asked if there were any comments or suggested revisions to the draft minutes submitted for the June 16, 2021 Planning Board meeting. Board member John McCloskey pointed out Agenda Item # 7 Gordon Allen was appointed to balance of current year election cycle, not balance of elected term member. Acting Chair Tracey Plantier called for a motion to approve the above mentioned minutes of the Planning Board meeting.

**MOTION (ROONEY, ALLEN): I move that the Board approve the minutes of the June 16, 2021 Planning Board meeting as amended. Approved (5-0).**

**2. Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

**3. Building Inspector's Report**

Building Inspector John Walsh gave an update that Valvoline Oil Change has been issued a building permit and will begin construction soon.

4. **Miscellaneous Information**

**A. Mass Audubon – Benefits & Tradeoffs of Municipal Carbon Projects – Guide to Help Municipalities Understand Carbon Markets & the Different Opportunities for Forest Carbon Projects**

The Planning Board reviewed the above referenced informational item. Acting Chair Tracey Plantier will bring awareness to the Open Space and Recreational Plan Committee that the Planning Board received this information.

5. **Public Hearing - Special Permit Application (SP21-01) – Pool House and Shed  
Bretta Residence, 32 Eastwood Drive**

Acting Chair Tracey Plantier opened the public hearing at 6:30 PM and read the legal notice into the record. Homeowner Thomas Bretta of 32 Eastwood Drive appeared before the Planning Board and presented his plan for the construction of a pool house and a shed on property located at 32 Eastwood Drive. The applicant reported that the planned use for proposed shed is to store the equipment needed to maintain his 2.79 acreage lot. No one appeared in opposition of the project. The Planning Board found the plan acceptable and agreed to grant the special permit.

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

**MOTION (ROONEY, MCCLOSKEY): I move that the Board authorize the Planning Director and Acting Chair to prepare a draft decision granting approval with conditions for special permit application SP21-01 for further consideration at the next meeting. Approved (5-0).**

6. **Appt Glen Garvey – Special Permit Amendment (SP20-07)  
Land of 2 Crane Park, LLC – 466 Main Street, 468-470 Main Street & 6 Burt Lane**

Glen Garvey, representing 2 Crane Park, LLC, appeared before the Planning Board to present preliminary design changes to amend Special Permit (SP20-07) for construction of the Mixed Use Building proposed for property owned by 2 Crane Park, LLC located at 466 Main St, 468-470 Main St & 6 Burt Lane. Mr. Garvey introduced Dave Avery and Dave Buel representing Scantic River Brewing and Mark Pafumi representing Pafumi's Restaurant in attendance with him at the meeting. Mr. Garvey reported that the original proposal for the building was going to be within the preexisting nonconforming setbacks parallel to Main Street with a second building to the rear of it where Attorney Fred McCoy's office is located. The project has evolved with the importance of outdoor dining through Covid. Mr. Garvey pointed out that the old Post Office building and the other two existing buildings are perpendicular to Main Street and he is proposing to turn the new building 90 degrees keeping it within the building envelope, making it also perpendicular to Main Street. This would allow for outdoor dining in the rear of the building facing the park and patrons would not have to walk through the outdoor dining to enter the building. In the new plan, Mr. Garvey is proposing to combine the two proposed buildings (Phase 1 & 2) however, with a reduced overall project footprint. This new proposal would add three additional one bedroom apartments on the second floor as well as an additional 1-2 commercial spaces on the first floor.

7. **Appt Anthony Carnevale – Cooley Drive Extension Subdivision**

**Land of Church of the Epiphany – 19V Cooley Drive – Site grading Plan Lots 3 & 4**

Developer Anthony Carnevale, the Subdivider for Cooley Drive Extension Subdivision, appeared before the Planning Board requesting approval of site grading plans and building permit approval for Lots 3 & 4. Anthony Carnevale reported that historically he has asked the Planning Board to allow the issuance of a building permit simultaneously while clearing the roadway on a site and it has been granted with the understanding that he is doing so at his own risk. Mr. Carnevale reported that both Lots 3 & 4 are in sensitive areas of the development, both are located adjacent to drainage easements and detention areas. Mr. Carnevale expressed that the construction of these homes can be done concurrently with the finalization of the stormwater control measures for the development. Acting Chair Tracey Plantier announced that she spoke with DPW Director Tonya Basch today, Tonya and Planning Director Jeffrey Smith did a site walk of the lots on Monday and Tonya is comfortable with this as long as the modifications that she has recommended are included in the Planning Board's motion.

**MOTION (ROONEY, MCCLOSKEY): I move that the Board approve the site grading plan for 19V Cooley Drive (Lots 3 & 4) as submitted subject to an approved Stormwater permit for each lot and changes recommended by the Department of Public Works for construction and post construction stormwater management. Approved (5-0).**

8. **Appt Anthony Carnevale – Proposed Changes to Cedar Ridge PURD (SP14-04)**

**Land of Berkshire Funding Realty Trust, 404 Stony Hill Road**

Anthony Carnevale appeared before the Planning Board with Donald Frydryk representing Sherman & Frydryk and Attorney John Fitzgerald to present proposed plans to revise the Cedar Ridge PURD project by building approximately 35 single dwelling units and 27 Townhouses in a revised loop road configuration as shown on a preliminary site plan prepared by Sherman & Frydryk. Also present were a small number of residents from the Cedar Ridge community. Donald Frydryk presented the concept of the loop as being the same layout that was originally approved for the previous developer. Topics discussed included certain residents' concerns regarding preservation of view for "view lots", the impact of construction traffic on the wear and tear of the existing roads and consideration of pedestrian safety in the Cedar Ridge Community regarding sidewalks and exterior lighting. Acting Chair Tracey Plantier advised that the Planning Board would review the existing special permit for any references to exterior lighting and sidewalks.

9. **Reorganization of the Planning Board**

The Planning Board agreed to table this item for discussion at the next meeting on August 11, 2021 to allow for all Board members to be in attendance.

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

Board member James Rooney inquired about the stormwater issues at the Beebe Road solar farm. Acting Chair Tracey Plantier will talk to Planning Director Jeffrey Smith to inquire as to when DPW Director Tonya Basch sent the solar company an email, find out what was asked of them, confirm the deadline for the actions that need to take place and she will report back to the Board.

11. **Fall Meeting Schedule**

The Planning Board agreed to meet on September 1, 2021 and September 22, 2021.

Having no further business, the meeting was adjourned by unanimous consent at 8:27 PM. The Board will reconvene at its next meeting on **Wednesday, August 11, 2021 at 6:00 PM.**

Submitted:

Heidi Burnham  
Heidi Burnham, Admin. Assistant  
Date: 8/6/21

Approved As To Form And Content:

Tracey Plantier  
Tracey Plantier, Acting Chair  
Date: 8-11-21