

**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

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**MINUTES OF THE WILBRAHAM PLANNING BOARD**  
**WEDNESDAY, SEPTEMBER 11, 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 6:03 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 Meeting Minutes –August 21, 2019**

**A. Regular Session**

Chairman Smith called for a motion to approve the minutes of the Regular Session of the August 21, 2019 Planning Board meeting and asked if there were any comments or revisions.

**MOTION (ROONEY, MOORE): I move that the Board approve the minutes of the Regular Session of the August 21, 2019 Planning Board meeting as submitted.**

**Approved (5-0).**

**B. Executive Session**

Board Member John McCloskey remained recused due to potential conflict of interest concerns as a residential abutter to the project under discussion. Associate Member Gordon Allen continued to serve as the Alternate Voting Member with regards to this matter. Chairman Smith called for a motion to approve the minutes of Executive Session of the August 21, 2019 Planning Board meeting and asked if there were any comments or revisions.

**MOTION (PLANTIER, ROONEY): I move that the Board approve the minutes of the Executive Session of the August 21, 2019 Planning Board meeting as submitted. Approved (5-0, with Mr. McCloskey recused and Mr. Allen serving as the Alternate Voting Member).**

*Materials referenced: Draft of the Minutes of the Regular Session of the August 21, 2019 Planning Board Meeting (6 pages) and the Executive Session of the August 21, 2019 Planning Board Meeting (1 page) as prepared by John Pearsall.*

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. **Miscellaneous Information**

**A. Attorney General Approval of 2019 Annual Town Meeting Zoning By-Law Amendments**

The Board reviewed the document without any issue.

*Materials referenced: Letter from the Office of the Attorney General of the Commonwealth of Massachusetts dated August 29, 2019 (4 pages).*

5. **Draft Decision - Special Permit Amendment Application (SP19-04)**

**Detached Pool Shed – Maldonado Residence, 20 Tracy Drive**

Action on this item was tabled to the next meeting.

6. **Public Hearing (Continued from August 21, 2019)**

**Special Permit Application (SP19-05) & Ridgeline & Hillside Site Plan Approval**

**Proposed Single-Family Dwelling – Fusco Property, 851 Ridge Road**

(Digitally Recorded)

Chairman Smith reopened the public hearing at or about 6:30 PM and explained that this was a continuation from the public hearing held on August 21, 2019. Planning Board members Allen, Smith, McCloskey and Moore conducted a site visit of the property at 851 Ridge Road on August 28, 2019 at 1:30 PM with Planning Director Pearsall and Applicant Joseph Fusco. Based on the observations made during the site walk, it was determined that the majority of the mature trees on the property appeared damaged or unhealthy and that the existing vegetation can be cut down or trimmed as necessary with the exception of the street trees in the tree belt which require prior approval from the Tree Warden and that the public view will not be negatively impacted by the proposed lot development given the existing forest cover located downslope from the property. It was also noted that the existing drainage swale along the eastern property boundary needs to be respected and that prior to the start of construction an engineered storm water drainage plan needs to be approved by the Wilbraham Engineering Department through the required storm water drainage permitting process. After calling for additional comments from the public and hearing none, the Chairman asked for a motion to close the public hearing.

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

The hearing was closed at or about 7:05 PM.

**MOTION (PLANTIER, ROONEY): I move that the Board authorize the Planning Director and Chairman to prepare a draft decision granting approval with conditions for special permit application SP19-05 and Ridgeline & Hillside District Site Design Review for further consideration at the next meeting. Approved (5-0)**

*Materials referenced: Public Hearing Legal Notice posted with the Town Clerk on 7.25.19; Special Permit application submitted on 7.19.19; Site Plan prepared by Paul S. Smith Land Surveying dated 7.15.19; Building Plans prepared by Euro World Design dated 7.9.19 (9 sheets).*

7. **Nonsub Plan 19-04 – Land of Krajewski, 120 & 126 Beebe Road**

The Planning Board reviewed a plan to reconfigure the existing layout of two adjacent frontage lots in common ownership with Parcel A consisting of 1.84 acres and containing the existing residence and garage to remain 120 Beebe Road and Parcel B with an address to remain 126 Beebe Road consisting of the remaining 23.76 acres of vacant land approved for use as a proposed solar energy facility.

**MOTION (MOORE, ROONEY): I move that the Board approve Nonsub Plan 19-04 as submitted and authorize the Chairman to endorse the plan with the Board's determination that approval under the subdivision control law is not required. Approved (5-0).**

The plan was endorsed by Chairman Smith.

*Materials referenced: Approval Not Required Plan of Land prepared by The Berkshire Design Group, Inc., dated 8.19.19 (1 sheet).*

8. **Site Suitability Application for a Major Modification to Existing Solid Waste Transfer Station Land of 120 Old Boston Road Recycling Company, LLC – 120 Old Boston Road**

Planning Director Pearsall acknowledged receipt of a three-inch thick binder containing extensive documentation prepared by Green Seal Environmental Inc., regarding a pending Site Suitability Application for a Major Modification of an Existing Site Assignment for the Western Recycling Solid Waste Handling Facility operating on property owned by 120 Old Boston Road Recycling Company, LLC, located at 120 Old Boston Road. The proposed modifications include increasing the allowed daily tonnage of construction & demolition material (C&D) and municipal solid waste (MSW) from 645 tons to 2,000 tons, installing additional C&D processing equipment, constructing a 5,625 square foot addition (as necessary) to the southeast corner of the existing processing building, making various improvements to facilitate baling and rail car operations, and expanding the permitted hours of operation. Chairman Smith emphasized that the proposal represents a significant change that has the potential to impact the community in both positive and negative ways. Chairman Smith also explained that the Town will be hiring an independent engineering consulting firm at the applicant's expense to review the applicant's submittals and that a working group, which is expected to include Chairman Smith and Planning Director Pearsall, will be formed to work with the consulting engineer and legal counsel to help inform and advise the Wilbraham Board of Health as part of the public review process. Planning Director Pearsall distributed copies of the introductory narrative and advised that he will request a digital copy of the entire application package that will be posted in a dropbox account for the Board to access.


*Materials referenced: Application for Site Suitability for a Major Modification of an Existing Site Assignment prepared by Great Seal Environmental, Inc., August 2018, submitted 8.30.19 (three-inch thick binder with numerous pages & maps).*

9. **Fall Meeting Schedule**


The Planning Board agreed to schedule additional meetings for October 23, 2019 November 13, 2019 and December 4, 2019

Having no further business, the meeting was adjourned by unanimous consent at 7:20 PM. The Board will reconvene at its next meeting on **Wednesday, October 2, 2019 at 6:00 PM.**

Submitted:

  
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John Pearsall, Planning Director  
Date: 9-27-2019

Approved As To Form And Content:

  
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John McCloskey, Clerk  
Date: 10/2/19