

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, OCTOBER 2, 2019

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

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Commissioner

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 Planning Board Meeting Minutes –September 11, 2019

Chairman Smith called for a motion to approve the minutes of the Regular Session of the September 11, 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 September 11, 2019 Planning Board meeting as submitted. Approved (5-0).

Materials referenced: Draft of the Minutes of the September 11, 2019 Planning Board Meeting (3 pages) 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 provided the Planning Board with a brief update on recent building activity in Wilbraham.

4. **Appointment – Harold Reader**
Decommissioning Performance Surety for Large-Scale Ground-Mounted Solar Energy System Special Permit (SP18-08)
ZPT Energy Solutions II, LLC-Land of Tetreault & Son Forest Management Inc., 676V Tinkham Road

Board Member James Moore disclosed that because he resides in a neighborhood which abuts the property in question he will be recusing himself from all participation on this discussion and Chairman Smith designated Associate Member Gordon Allen to serve as the Alternate Voting Member.

Project Manager Harold Reader from Zero-Point Development, Inc., appeared before the Board to discuss the decommissioning bond requirement for the Large-Scale Ground Mounted Solar Energy System to be constructed by ZPT Energy Solutions II, LLC on land leased from Tetreault & Son Forest Management Inc., located at 676V Tinkham Road in accordance with terms of approval for Special Permit SP18-08 [see Minutes of the January 9, 2019 Planning Board meeting]. Mr. Reader presented a spreadsheet estimating the present day cost of decommissioning the facility at 47,560 dollars which has been adjusted by adding a subcontractor markup of ten percent and adding an annual inflation escalator of 2.5 percent applied for the anticipated system life span of twenty-five years resulting in a total performance security estimate of 96,990 dollars. Planning Director John Pearsall advised the Planning Board that DPW Director/Town Engineer Ed Miga reviewed and approved the proposed estimate as presented. Mr. Reader also presented a proposed performance bond and supplemental letter that his company has used on other projects. Planning Director Pearsall explained that the Town requires a “non-cancellable” bond and that Town Counsel has reviewed the proposed bond language with the supplemental letter and determined that it does not meet town requirements. The Planning Board agreed to accept the estimated performance security amount rounded up to 97,000 dollars. Mr. Reader agreed to work with the Town to modify the language of the proposed bond and to resubmit a revised document in compliance with Town requirements.

MOTION (PLANTIER, McCLOSKEY): I move that the Board establish performance security in the amount of 97,000 dollars to cover the cost of decommissioning the approved solar energy system proposed for 676V Tinkham Road contingent upon the submission of an executed performance bond in a form to be approved by the Planning Board. Approved (5-0)

Materials referenced: Decommissioning Estimate Spreadsheet (1 page), Solar Facility Decommissioning Bond (4 pages) and a Supplementary Bonding Letter (1 Page) prepared by ZPD-PT Solar Project 2017-021, LLC and received by email on 9-10-2019.

5. **Draft Decision - Special Permit Amendment Application (SP19-04)**
Detached Pool Shed – Maldonado Residence, 20 Tracy Drive

The Board reviewed and approved the draft special permit decision SP19-04 dated October 2, 2019.

MOTION (MCCLOSKEY, ROONEY): I move that the Board grant Special Permit SP19-04 subject to conditions of approval contained in the draft Notice of Decision dated October 2, 2019. Approved (5-0)

Materials referenced: Draft Decision SP19-04 dated 10.2.19 (4 pages).

6. **Draft Decision - Special Permit Application (SP19-05) & Ridgeline & Hillside Site Plan Approval**
Proposed Single-Family Dwelling – Fusco Property, 851 Ridge Road

The Board reviewed and approved the draft decision for special permit SP19-05 and Ridgeline & Hillside Site Plan Approval dated October 2, 2019.

MOTION (MOORE, PLANTIER): I move that the Board grant Special Permit SP19-05 and Ridgeline & Hillside District Site Design Review subject to conditions of approval contained in the draft Notice of Decision dated October 2, 2019. Approved (5-0)

Materials referenced: Draft Decision for SP19-05 and Ridgeline & Hillside Site Plan Approval dated 10.2.19 (4 pages).

7. **Special Permit Application (SP19-06)**
Detached Garage – Land of Pietras, 592 Ridge Road

The Planning Board reviewed a new special permit application for a proposed detached accessory building for use as a garage (carriage house) for the Pietras home under construction on property located at 592 Ridge Road. The proposed detached garage is 38 feet wide by 26 feet long with a building footprint area of 988 square feet and a maximum building height of 26 feet, both of which require special permit approval from the Planning Board under Section 4.4.8 of the Wilbraham Zoning By-Law. The principal dwelling will have a three door attached garage with a parking space area of 933 square feet and the proposed detached accessory garage will have three doors and a parking space area of 930 square feet resulting in a combined total of 6 garage doors and a combined total garage parking area space of 1,860 square feet, both of which also require special permit approval from the Planning Board under Section 3.9.2.2 of the Wilbraham Zoning By-Law. The Planning Board agreed to schedule a public hearing on the application for the October 23, 2019 meeting.

Materials referenced: Special Permit application submitted on 9.18.19; Site Plan prepared by Engineering & Land Solutions, Inc., dated 5.2.19; Building Plans prepared by prepared by Engineering & Land Solutions, Inc., dated 9.4.19 (3 sheets).

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

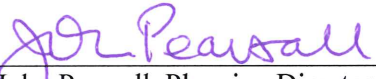
Chairman Smith provided a brief update on this project [see minutes of the September 11, 2019 Planning Board meeting] and shared some observations from a tour taken on September 19, 2019 of a similar trash transfer station currently in operation in Holyoke, Massachusetts.

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).

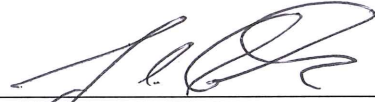
Having no further business, the meeting was adjourned by unanimous consent at 8:10 PM. The Board will reconvene at its next meeting on **Wednesday, October 23, 2019 at 5:30 PM.**

Submitted:

Approved As To Form And Content:



John Pearsall, Planning Director
Date: 10-21-2019



Jeffrey Smith, Chair
Date: 10/25/19