

EXHIBIT A

Zoning By-Law Amendment: Regulation of Accessory Dwelling Units (ADUs) (Sections 1.3, 3.4, 3.9.2 and 4.10)

To amend the Wilbraham Zoning By-Law in the following manner:

A. Delete the existing definition of Accessory Apartment in Section 1.3, DEFINITIONS, and replace with the following definition of Accessory Dwelling Unit:

ACCESSORY DWELLING UNIT – an attached or detached self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller (MGL c.40A §1A).

B. Amend Section 3.4 (Table One: Schedule of Use Regulations), by inserting new subsection 3.4.2.8 as shown below:

TABLE ONE: SCHEDULE OF USE REGULATIONS												
BY-LAW NUMBER	LAND USE CLASSIFICATION WITH APPLICABLE STANDARDS & CONDITIONS	ZONING DISTRICT										
		R15	R26	R34	R40	R60	RMD	NO	NS	ACF	GB	IPG
3.4.2.8	Accessory Dwelling Unit, subject to the restrictions in Section 4.10	SPA	SPA	SPA	SPA	SPA	N	N	N	N	N	N

C. Amend Section 3.9.2, ACCESSORY USES: RESIDENTIAL, Sub-Section 3.9.2.15, as follows:

3.9.2.15 ~~Accessory Apartment~~ by special permit from the Planning Board.
Accessory Dwelling Unit, subject to Site Plan Approval from the Planning Board.

Subject to the restrictions and limitations of section 4.10

D. Delete Section 4.10 of the Zoning Bylaw (Accessory Apartment Regulations) in its entirety and replace as follows:

4.10 ACCESSORY DWELLING UNIT REGULATIONS

4.10.1 Purpose

The purpose of the Accessory Dwelling Unit (ADU) bylaw is to:

- A. Allow for ADUs consistent with MGL c. 40A §1A and §3.
- B. Provide homeowners with a means of obtaining, through tenants in ADUs, rental income, companionship, security and services, and thereby to enable them to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave;
- C. Provide a mix of housing that responds to changing family needs and smaller households; and
- D. Provide a broader range of accessible and more affordable housing.

4.10.2 Accessory Dwelling Unit Standards

- A. The ADU shall be clearly subordinate in size to the principal single-family dwelling. It shall be no larger in gross floor area than half the gross floor area of the principal dwelling unit on the property or 900 square feet, whichever is smaller.
- B. The ADU shall comply with all lot area, frontage, yard (setback), height and building coverage requirements as may be applicable to single-family dwellings, as contained in Section 4.4.10. In the case of a corner lot, the ADU shall be located behind the closest building wall of the principal dwelling to the lot line, or in compliance with the minimum front yard requirement of Section 4.4.10, whichever is less (see Definition of Corner Lot in Section 1.3).
- C. The ADU shall be a complete, separate housekeeping unit that functions as a separate unit from the principal single-family dwelling.
- D. The exterior appearance of the accessory dwelling unit shall be reasonably compatible with the character and scale of the principal dwelling and the character of the neighborhood.
- E. One (1) off-street parking space must be provided for all ADUs. Parking may be in a driveway or a garage. The construction of a new garage to serve an ADU shall require a special permit from the Planning Board under Section 4.4.8 and/or or Section 3.9.2.2 as applicable.
- F. The ADU shall be serviced with adequate water supply and sewer or septic service. The applicant for an ADU shall provide documentation of such adequacy from the Department of Public Works or the Board of Health or its agent, as applicable.
- G. ADUs shall conform to the Town of Wilbraham Stormwater Bylaw and Regulations as applicable.
- H. ADUs may not be used as Short-Term Rentals, as such term is defined in M.G.L. c. 64G, §1 or otherwise rented for a period shorter than thirty-one (31) days.
- I. No more than one ADU may be placed on a lot.

- J. A mobile home or any other temporary structure shall not be used or classified as an ADU.
- K. ADUs exceeding the dimensional requirements specified herein or otherwise not in conformance with Section 4.10 or the definition of Accessory Dwelling unit in Section 1.3 are prohibited.

4.10.3 Site Plan Approval

- A. All ADUs are required to obtain Site Plan Approval from the Planning Board pursuant to the Site Plan requirements and procedures in Section 13.3 (Site Plan Requirements) and 13.5 (Site Plan Approval) of this Zoning Bylaw. Site Plan Approval criteria shall be limited to review of consistency with the standards and requirements of this Section 4.10. Sections 13.5.4.3 and 13.5.5 shall not apply.
- B. The Planning Board may request reasonable plan modifications of the Site Plan for an ADU and may impose reasonable conditions that are not inconsistent with this bylaw or the provisions of MG.L. c. 40A, §3, including but not limited to requirements for screening from abutting properties.

4.10.4 Relationship to non-conformities.

If an ADU is proposed for a pre-existing, non-conforming principal dwelling, the requirements of Sections 3.3 of this Zoning Bylaw shall apply, provided that no special permit may consider the ADU use or impose conditions on such use.

3/12/2025

File Name: Exhibit A-ADU Bylaw

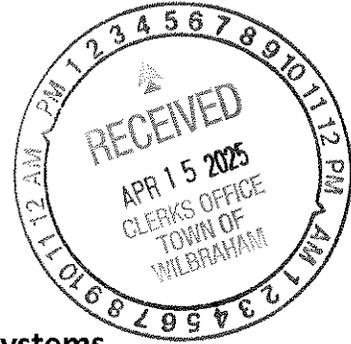


EXHIBIT B

Zoning By-Law Amendment: Large-Scale Ground-Mounted Solar Energy Systems (Sections 10.7.7 & 10.7.13)

To amend the Wilbraham Zoning By-Law in the following manner:

A. Amend Section 10.7.7.B.2. (Screening), by amending the 3rd paragraph as shown below:

If additional plantings are required for screening, a planting plan shall be submitted showing the types, sizes and locations of material to be used which shall be subject to the approval of the Planning Board. Trees and shrubs shall be a minimum of six (6) feet in height at planting and staggered to better screen the solar arrays from view. Native non-invasive trees and shrubs that are low maintenance, adaptable to variations in climate, and not susceptible to known insect or plant diseases shall be used whenever feasible. Plants shall be maintained and replaced if unhealthy by the owner or operator of the Large-Scale Ground-Mounted Solar Energy System for the life of the installation.

B. Amend Section 10.7.7.J (Emergency Access) as shown below:

J. Emergency Access & Fire Protection. Large-Scale Ground-Mounted Solar Energy Systems and access roads shall be constructed and maintained to allow for safe year-round access by local emergency vehicles. Access roads shall be planned and constructed in consultation with the Department of Public Works to provide proper stormwater drainage control and to minimize grading, removal of stone walls or street trees and adverse impacts to environmental or historic resources. The operator shall be responsible for maintaining adequate access for emergency vehicles and maintenance equipment throughout the year. Fire cisterns shall be installed when required by the Fire Department in accordance with applicable laws and regulations.

C. Amend Section 10.7.13 (Decommissioning) subsection A.3 as shown below:

3. Restoration of the site to its natural pre-existing condition, including re-forestation where appropriate and stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping, designated below-grade foundations, and access roads in place in order to minimize erosion and disruption of vegetation.

3/12/2025
File Name: Exhibit B-Solar



EXHIBIT C

Zoning By-Law Amendment: Regulation of Used Vehicle Sales (Sections 3.4 & 6.5)

To amend the Wilbraham Zoning By-Law in the following manner:

A. Amend Section 3.4. (Table One: Schedule of Use Regulations), subsection 3.4.5.20 (Retail Sales of Automobiles and Trucks), as shown below:

TABLE ONE: SCHEDULE OF USE REGULATIONS												
BY-LAW NUMBER	LAND USE CLASSIFICATION WITH APPLICABLE STANDARDS & CONDITIONS	ZONING DISTRICT										
		R15	R26	R34	R40	R60	RMD	NO	NS	AC F	GB	IPG
3.4.5.20	Retail sales of automobiles and trucks, subject to the restrictions in Section 6.5	N	N	N	N	N	N	N	N	N	PB	PB
	A. <u>New automobile and truck sales</u>	N	N	N	N	N	N	N	N	N	PB	PB
	B. <u>Used automobile and truck sales (Section 6.5.11)</u>	N	N	N	N	N	N	N	N	N	ZBA	ZBA

B. Amend Section 6.5 (Retail Sales of Automobiles and Trucks), as shown below:

Section 6.5 RETAIL SALES OF AUTOMOBILES AND TRUCKS

Retail sales by a franchised dealer of new automobiles and new trucks are permitted in GB Districts when authorized by a Special Permit issued by the Planning Board acting as the Special Permit Granting Authority subject to the following restrictions:

- 6.5.1 Subject to all of the applicable general findings required in Section 13.6.5.
- 6.5.2* Retail sales of used automobiles and used trucks are only permitted as an ancillary use to a new automobile and truck dealership except as provided in Section 6.5.11.
- 6.5.3 ~~Notwithstanding the provisions of Section 6.3 of the Zoning By Law, n~~ No special permit shall be issued unless said lot has a minimum lot frontage of three hundred (300) feet on a public way; a minimum lot area of two hundred thousand (200,000) square feet and an average depth of at least four hundred

(400) feet. In addition, at least twenty-five (25) percent of the total area of said lot shall remain unoccupied by buildings, storage or parking.

- 6.5.4 No special permit shall be issued unless a building is constructed or located on said lot which consists of at least one thousand (1,000) square feet of ground space utilized for the purpose of displaying new automobiles or trucks, and aggregate ground floor space of at least seventy-five hundred (7500) square feet. Repairs of new and used automobiles and trucks shall take place inside of said building.
- 6.5.5 Indoor display of automobiles and trucks is permitted as a principal use, without limitation as to the number of units.
- 6.5.6 Outdoor display of automobiles and trucks is permitted as a principal use provided that no automobiles or trucks shall be displayed or stored within the front yard, side yard or rear yard setback requirements. If said lot abuts against a residential zone, said storage or display of automobiles and trucks shall be effectively screened from view from said adjacent residential district by a natural or artificial barrier in accordance with Section 10.2 of said Zoning By-Law.
- 6.5.7 No such special permit shall be granted unless the following additional conditions are met:
 - A. No retail sales of gasoline to the general public shall be permitted;
 - B. Off-street loading and unloading shall be required at all times;
 - C. All signs shall conform to Section 12 of said Zoning By-Law and in addition no flags, banners, ribbons, and similar advertising and display devices shall be permitted;
 - D. There shall be at least one separate entrance and exit divided by a traffic island, unless otherwise required by the Special Permit Granting Authority;
 - E. The site plan shall contain adequate provisions for customer parking.
 - F. Outdoor lighting shall be designed to improve visibility, safety and a sense of security, while minimizing energy use, operating costs, glare and light pollution. Outdoor lighting shall be designed to prevent misdirected or excessive artificial light. Building areas shall not be floodlit. Roadways, parking areas, walkways, and other public areas shall be illuminated only by properly positioned, high-efficiency, "full-cutoff shielded" lighting fixtures not higher than twenty (20) feet in height. Lighting after business hours shall be limited to lighting necessary for security purposes.
- 6.5.8 All open air surface parking areas shall be landscaped in the following manner:
 - A. Parking areas with a capacity of twenty-five (25) parking spaces or less shall be excluded from the provisions of this subsection;
 - B. Parking areas with a capacity of more than twenty-five (25) spaces shall have a minimum of two (2) percent of the gross parking area devoted to landscaped open space. All such landscaped areas must both: (1) contain

live shade and/or ornamental trees with adequate spaces being left unpaved for their growth, and (2) place such landscaped areas so they are not contiguous to the edge of parking lot;

- C. These landscaped areas must be in addition to the front, rear, and side yard setbacks required by this Zoning By-Law.

6.5.9 The sound pressure level measured at one thousand cycles per second (1,000 CPS) on the lot lines will not exceed eighty decibels (80 dB) during normal working hours or seventy decibels (70 dB) at other times. Measurements will be made with a sound level meter and associated octave sound filter manufactured in accordance with the American Standards Association.

6.5.10 All other provisions of the Zoning By-Law shall apply except as expressly modified herein.

6.5.11 Small-scale retail sales of used automobiles and used trucks is permitted in the GB and I-POP-GB Districts when authorized by a Special Permit issued by the Zoning Board of Appeals acting as the Special Permit Granting Authority. The intent of this section is to support small-scale used vehicle sales businesses that are primarily marketed through internet sales and ancillary to existing automobile-related business. Special permits are subject to the following restrictions:

- A. Subject to all of the applicable general findings required in Section 13.6.5.
- B. Special permit issued under this section shall be limited to the applicant and are not transferable without a new or amended special permit from the Zoning Board of Appeals.
- C. Retail sales of used automobiles and used trucks not ancillary to retail sales of new automobiles and trucks are permitted only as an ancillary use to the following automobile-related uses: Motor vehicle repair services (3.4.5.16), Motor Vehicle Rental Service (3.4.5.24), Auto Body Shop (3.4.5.26), and Motor vehicle towing and transportation business (3.4.6.8).
- D. No special permit shall be issued unless said lot has a minimum lot area of forty thousand (40,000) square feet.
- E. No special permit shall be issued unless a building with a permanent foundation is constructed or located on said lot which consists of at least three thousand (3,000) square feet of gross floor area. Repairs of automobiles and trucks shall take place inside of said building.
- F. No retail sales of gasoline to the general public shall be permitted.
- G. Off-street loading and unloading shall be required at all times.
- H. All signs shall conform to Section 12 of said Zoning By-Law and in addition no flags, banners, ribbons, and similar advertising and display devices shall be permitted.
- I. The site plan shall contain adequate provisions for parking for all uses on the site including the primary use and customer parking.

- J. Indoor display of automobiles and trucks is permitted without limitation as to the number of units.
- K. Outdoor display of automobiles and trucks is permitted provided that no automobiles or trucks shall be displayed or stored within the front yard, side yard or rear yard setback requirements. Outdoor display of automobiles and trucks for sale is limited to 5 vehicles and shall be on a paved surface. No outside display of vehicles for sale is permitted after business hours of the primary business; vehicles must be stored inside overnight.
- L. Landscaping is required for all special permits issued under this section whether new construction is proposed or not. If said lot abuts against a residential zone, storage or display of automobiles and trucks shall be effectively screened from view from said adjacent residential district by a natural or artificial barrier in accordance with Section 10.2 of said Zoning By-Law. Landscaping is required in the front, side, and rear yards per Sections 6.3, 7.4, and 10.2.
- M. Outdoor lighting shall be designed to improve visibility, safety and a sense of security, while minimizing energy use, operating costs, glare and light pollution. Outdoor lighting shall be designed to prevent misdirected or excessive artificial light. Building areas shall not be floodlit. Roadways, parking areas, walkways, and other public areas shall be illuminated only by properly positioned, high-efficiency, "full-cutoff shielded" lighting fixtures not higher than twenty (20) feet in height. Lighting after business hours shall be limited to that necessary for security purposes.

3/12/2025

File Name: Exhibit C-Used Cars

Exhibit D

Article 18, Exhibit D - Parliamentary Procedure for Financial Matters

PARLIAMENTARY PROCEDURE TO BE FOLLOWED WITH RESPECT TO ADOPTION OF BUDGET (ARTICLE 20) AND OTHER APPROPRIATIONS

1. All motions to appropriate funds not recommended by the Finance Committee, increase an appropriation recommended by the Finance Committee, or change the method of funding from the recommendation of the Finance Committee under any article considered at this Annual Town Meeting shall be made in writing, signed by the proponent, and shall be delivered to the Moderator after said motion has been seconded, and shall, if said motion proposes to appropriate funds in excess of the Finance Committee's recommendation, or decrease funding from fees or other sources of revenue which has been recommended by the Finance Committee, specify the specific available fund or the specific portion of the town budget which shall be reduced in an amount sufficient to fund said appropriation, increased appropriation or reduced funding under consideration.
2. In connection with the discussions of said motion, it shall be appropriate for the Town Meeting to consider the effect which an appropriation increase or reduction in the portion of the town budget proposed by said article would have upon the town.
3. After said written motion has been discussed, a tentative vote shall then be taken by the Town Meeting which shall not, however, be binding upon the Town Meeting. If said motion receives a majority of those voting, it shall be retained for final consideration and vote by the Town Meeting at the conclusion of the initial presentation of all proposed appropriation increases or decreases under Article 20. If said motion fails to receive a majority of those voting in said tentative vote, it shall not be subject to further consideration by said Town Meeting.
4. At the conclusion of the presentation of Article 20, before consideration of the main motions with respect to Article 20 all of those written motions relating to appropriations, increases or decreases in appropriations or decreases in funding from fees or other sources of revenue which have received a tentative majority vote shall then be presented by the Moderator for final consideration after the Finance Committee has analyzed said written motions and has prepared a summary showing the cumulative effect that the adoption of said written motions would have upon the proposed appropriations under Article 20. Said written motions shall be considered in the order in which they were presented but no motions not previously presented for tentative vote shall be considered unless requested by two-thirds vote of the Town Meeting.
5. The Finance Committee shall certify to the Moderator prior to the commencement of discussion on Article 20, upon request, the amount available for appropriation by said Town Meeting, taking into account appropriations already made and appropriations recommended by the Finance Committee which have not yet been voted upon. No motion shall be considered which attempts to appropriate an amount in excess of that which the Finance Committee certifies to be available for appropriation under the provisions of Chapter 580 of the Acts of 1980, as amended (Proposition 2½).

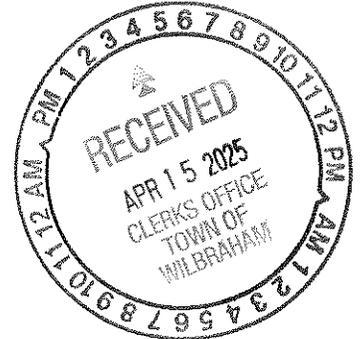


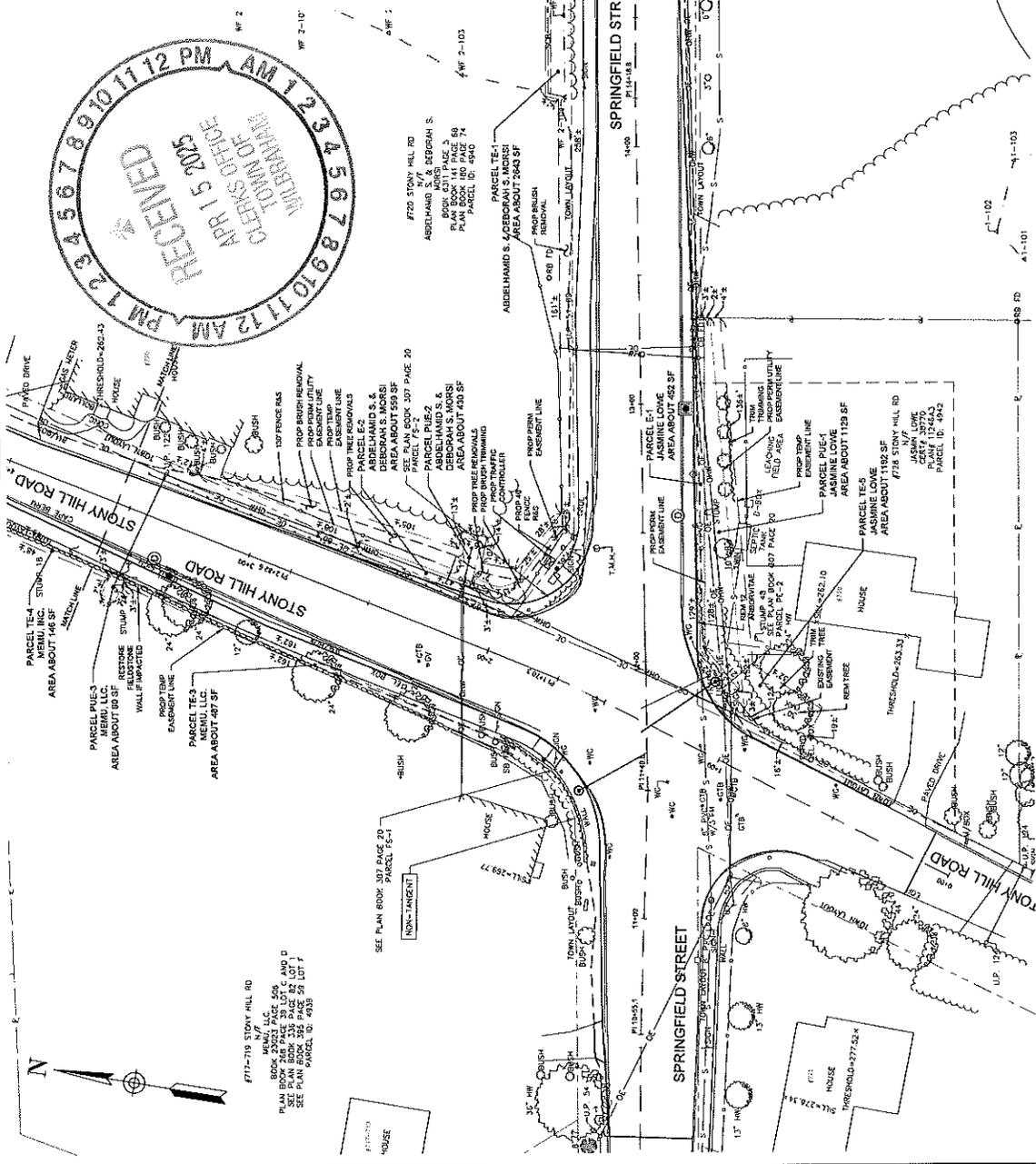
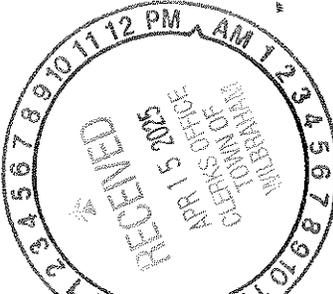
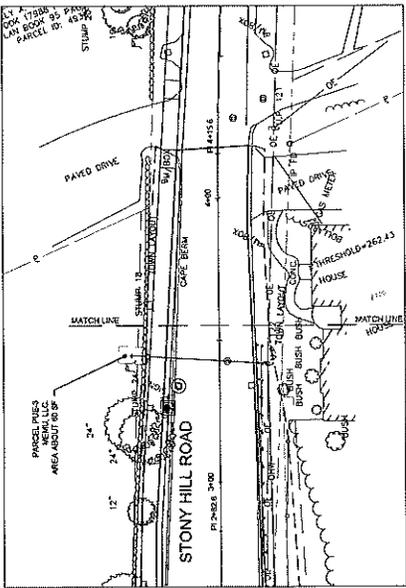
Exhibit D
Wilbraham Annual Town Meeting
May 12, 2025

Exhibit E

Article 37—Acceptance of Deeds

Details on any deeds or easements to be provided at or prior to Town Meeting, if necessary.
There are no deeds or easements information as of April 15, 2025.

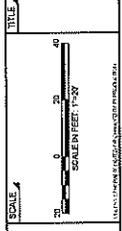




BETA JOB NO. 11-492
 ISSUE DATE 03/20/05
 SHEET NO. 1 OF 1

**EXHIBIT F: SPRINGFIELD STREET
 AT STONY HILL ROAD
 EASEMENT PLAN**

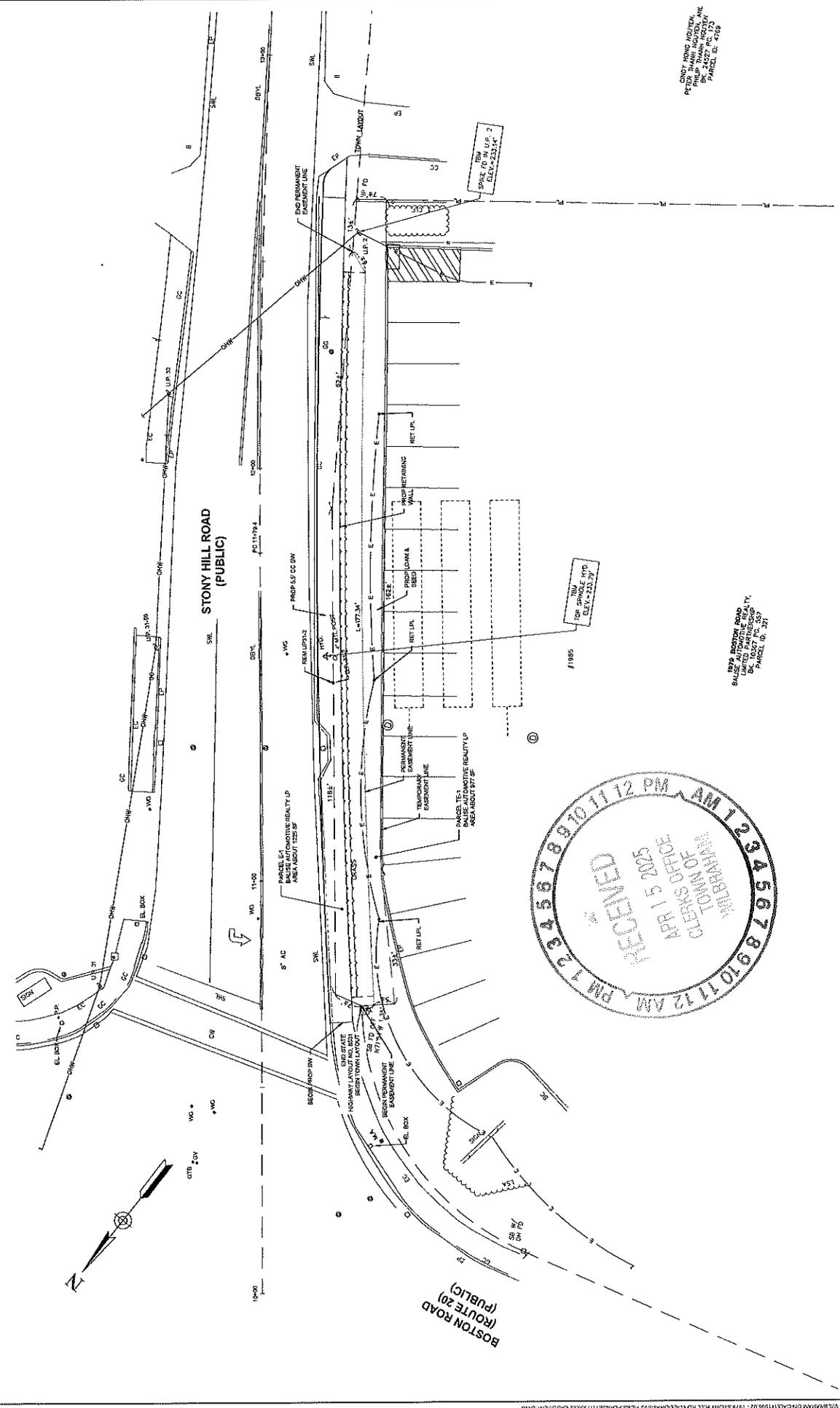
WILBRAHAM, MA



REGISTERED PROFESSIONAL PREPARED BY
BETA
 For Review Only
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NUMBER	DATE	MADE BY	REVISIONS

DRAWN BY: DM
 DESIGNED BY: RL
 CHECKED BY: CU

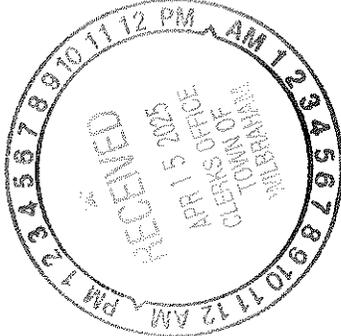


OWNER: NING, HONG
 100 W. STONY HILL RD.
 WILBRAHAM, MA 01095
 PARCEL ID: 17-2
 PARCEL AC: 4.95

TOP SPWALE HYD
 ELEV: 223.14'

TOP SPWALE HYD
 ELEV: 223.77'

1979 BOSTON ROAD
 BALAZS BROTHERS
 LIMITED PARTNERSHIP
 4007 R. 207
 PARCEL ID: 307
 PARCEL AC: .321



BETA JOB NO. _____
 ISSUE DATE _____
 SHEET NO. 1 OF 1

**EXHIBIT G- STONY HILL ROAD
 SIDEWALK IMPROVEMENTS
 EASEMENT PLAN
 1979 BOSTON RD.
 WILBRAHAM, MA**



REGISTERED PROFESSIONAL ENGINEER
BETA
 www.BETA-inc.com

For
 Review
 Only

DRAWN BY: KL
 DESIGNED BY: CU
 CHECKED BY: PJK

NUMBER	DATE	MADE BY	REVISIONS