

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

Jeffrey Smith, Chairman
John McCloskey
James Moore
Tracey Plantier
David Sanders
Gordon Allen, Associate



John Pearsall, Planning Director
Heather Kmelius, Adm. Asst.

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**MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, JANUARY 11, 2017**

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

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector
Heather Kmelius, Administrative Assistant

Chairman 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 Minutes

Chairman Smith called for a motion to approve the minutes of December 21, 2016 and asked if there were any comments or revisions.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the minutes of the December 21, 2016 Planning Board meeting as submitted. Approved (5-0).

2. Citizens Open Forum

Brian Cunningham, resident of 899 Stony Hill Road, posed questions to the Board regarding the Town's plans to improve the business sector and increase the business sector tax revenue. Chairman Jeffrey Smith gave an overview of the zoning changes approved by the Planning Board over the last year intended to assist with business development. Chairman Smith outlined the Board's current and potential future issues including such matters as allowing new gas stations in town. Mr. Cunningham suggested the Board's consideration of creating a Town Economic Development Plan to assist with planned growth and development.

3. Building Commissioner's Report

Building Commissioner Lance Trevallion provided updates on various building development and zoning enforcement issues in town. Building Commissioner Trevallion summarized recent progress regarding several homes in disrepair. The number of solar permit applications being received has slowed down in recent weeks. The Town has assumed possession of 2451 Boston Road and bids for the demolition of the building will be requested soon with work tentatively expected to begin this spring. The entire building will have to be removed as hazardous waste.

4. **Miscellaneous Information**

A. Subdivision Status Report – January 2017

The Board reviewed the report without any issues. North Hills Lane and Washington Heights are awaiting approval at the 2017 Annual Town Meeting. The Stonington Park subdivision has an outstanding sidewalk issue. Sidewalks were not included in the subdivision design or building plans however they are required in the development according to the Planning Board's records.

5. **Appointment – Anthony Carnevale, Carla-Nicola Realty Trust**

Nonsub Plan 17-01 – Land of Carla-Nicola Realty Trust, 863 Glendale Road

This issue was tabled as Mr. Carnevale did not close on the sale of the property as planned in time for this meeting.

6. **Appointment – Anthony Carnevale, Carla-Nicola Realty Trust**

Samble Estates Subdivision – Plans & Legal Documents for Endorsement

This issue was tabled as Mr. Carnevale did not close on the sale of the property as planned in time for this meeting.

7. **Appointment – Anthony Carnevale, Sherwin Road Realty Trust**

Sherwin Road Subdivision – Home Construction Request & Grading Plans

A. 3 Sherwin Road (Lot 13)

B. 4 Sherwin Road (Lot 19)

Board member David Sanders recused himself on this matter because of potential conflict of interest concerns.

Anthony Carnevale asked the Board to allow the construction of two model homes to be constructed for display to potential buyers on Lot 13 and Lot 19 (3 Sherwin Road and 4 Sherwin Road). With the hope of hitting the spring home market, Mr. Carnevale is asking for two model homes rather than just one in order to accelerate home sales. Building Inspector Lance Trevallion reminded Mr. Carnevale that iron pins need to be set on all of the property corners and identified on all as-builts to be submitted.

Chairman Jeffrey Smith and Planning Director John Pearsall walked the property on January 11, 2017. The Board reviewed a letter submitted and received on January 9, 2017 from Brian Cunningham, resident of 899 Stony Hill Road, outlining tree cutting violations according to the mutually agreed upon tree cutting plans. Mr. Carnevale stated that he was not onsite to supervise the tree cutting work and expressed disappointment that Mr. Cunningham witnessed but did not report the tree cutting violations while acknowledging that he had no legal obligation to do so. Mr. Carnevale stated that the tree cutting performed by Rocky Mountain Wood Company as described by Mr. Cunningham's letter was unintentional but acknowledged that the work was out of synch with the agreed upon plan. Mr. Carnevale stated that although he has not personally viewed the tree cutting on the land, he understands that he is responsible for the work and will take appropriate action as needed.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the request of Anthony Carnevale to allow the construction of a home in the Sherwin Road Subdivision on Lot 13 (3 Sherwin Road) and lot 19 (4 Sherwin Road) as shown on the submitted site grading plans subject to the following conditions: (1) the building permit must be issued in the subdivider's name only. (2) all work shall be undertaken at the sole risk of Mr. Carnevale who shall accept complete liability for any financial consequences of strict noncompliance with existing town requirements; and (3) the property may not be sold and the home may not be occupied until the minimum subdivision infrastructure requirements have been satisfactorily completed and the subdivision covenant has been released by the Planning Board. Approved (4-0).

8. **Old Business**

A. Status Report – GE Renewable Energy Solar Facility, 651 Main Street

Planning Director John Pearsall met with DPW Director Ed Miga regarding the proposed decommissioning agreement for the operating 640kW ground mount solar system at 651 Main Street. Following review of the letter written by Mohammed Al Qaraghuli, Senior Engineer of General Electric International Inc., submitted by Ravi Kannan on December 21, 2016, DPW Director Miga stated that \$36,000 is a reasonable estimate of the cost of decommissioning the site and agreed that there should be no reduction offsetting the salvage value of the materials in the agreement. The Planning Board is waiting for a copy of the signed contract that GE Renewable Energy accepted from Ervin & Harris for the completion of the required landscaping requirements of the special permit. The Board also determined that \$36,000 is an appropriate amount that would be presented to GE Renewable Energy with a reserved right to periodically reevaluate and adjust for inflation as necessary.

B. Update Cedar Ridge PURD, 404 Stony Hill Drive

Planning Director John Pearsall presented a review of the revised open space agreement with Kent Pecoy regarding the Cedar Ridge PURD development plans. The revised plans are in consideration of the Board's suggestion to forego the Conservation Restriction requirement in this matter with the agreement to grant the Town more public access easements for the many existing trails that run on the property. The Board tabled further action on this matter to the next meeting in order to receive input on the proposal from the Open Space & Recreation Plan Committee.

9. **Draft 2016 Annual Town Report**

The Board reviewed and approved the report draft. A few corrections were made to the document prior to the Board's approval for submittal to the Town Administrator.

10. **Proposed Zoning By-Law Amendments for 2017 Annual Town Meeting**

The Board continued to discuss possible zoning by-law amendments for consideration at the Annual Town Meeting.

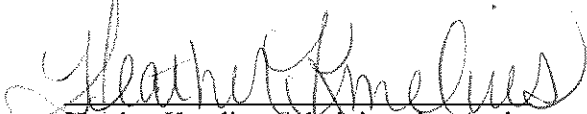
11. **Other Business**

Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting

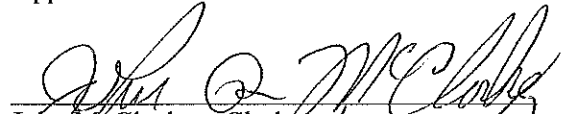
No matters were presented for discussion.

Having no further business, the meeting was adjourned by unanimous consent at 9:38 PM. The Board will reconvene at its next meeting on **Wednesday, February 1, 2017 at 6:00 PM.**

Submitted:


Heather Kmelius, Administrative Assistant
Date: January 26, 2017

Approved As To Form And Content:


John McCloskey, Clerk
Date: 2/1/17