

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

Jeffrey Smith, Chairman
Adam Basch
John McCloskey
Tracey Plantier
David Sanders
James Moore, Associate



John Pearsall, Planning Director

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, JANUARY 13, 2016

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

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

Chairman Smith called the meeting to order at 6:30 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 16, 2015 and asked if there were any comments or revisions.

MOTION (BASCH, PLANTIER): I move that the Board approve the minutes of the December 16, 2015 Planning Board meeting as drafted. Approved (5-0).

2. Citizens Open Forum

No citizens took advantage of the open forum opportunity.

3. Building Commissioner's Report

Building Commissioner Lance Trevallion provided updates on various building developments and zoning enforcement issues in town. The town has foreclosed on the former Belli property located at 2451 Boston Road and performed an initial clean up of the premises.

4. Miscellaneous Information

The Planning Board briefly reviewed the following:

- A. PVPC Documents - 2015 Major Accomplishments & 2016 Top Ten Resolves*
- B. Subdivision Status Report – January 2016

5. Public Hearing

Special Permit (SP15-07) – Proposed Attached Four-Door Garage

Land of Ferris, 674 Main Street

(Videotaped – WPA)

Chairman Smith opened the public hearing at 6:46 PM, read the legal notice into the record and introduced the Planning Board. Jim Ferris, the owner of vacant land located at 674 Main Street, appeared before the Board seeking a special permit to construct a new home with an attached garage with four doors and a garage parking space footprint of 1,575 square feet. Mr. Ferris explained that he needed the large garage to accommodate the family's vehicles and personal property. An abutting resident on Tinkham Road claimed there is an existing drainage issue at the rear of the Ferris property and expressed concerns about increased flooding on his property. The Board noted that the proposed house will be approximately 235 feet from the rear property line and that there are no plans to disturb land to the rear of the proposed house site. The Planning Board also explained that Mr. Ferris has the right to build a home on the property in accordance with town rules including storm water drainage review and that the Board's discussion was focused on the size and scale of the proposed garage. Llewellyn Merrick stated he had no objections to the home with the understanding that his family may put up a barn or greenhouse on the abutting farm property. Mr. Ferris said he sees no problem with living next to the farm. Hearing no further objections or comments, the Planning Board moved to close the public hearing. The public hearing was closed at 7:05 pm.

MOTION (PLANTIER, SANDERS): I move that the Board grant special permit SP15-07 subject to conditions of approval contained in the draft Notice of Decision dated January 13, 2016.

Approved 5-0.

6. MGL Chapter 61B Right of First Refusal – Palatino Property, 285 Three Rivers Road

The Planning Board reviewed a request from the Board of Selectmen soliciting comments on a pending sale of the Palatino property located at 285 Three Rivers Road where the town has a right of first refusal. The Board did not find any compelling reason to consider purchasing the property and agreed to send a letter to the Selectmen.

MOTION (SANDERS, BASCH): I move that the Board send a letter to the Board of Selectmen stating that the Planning Board has no objection with the Town waiving its Right of First Refusal on property located at 285 Three Rivers Road if such action is deemed appropriate and determined to be in the best interests of the Town by the Selectmen. (Approved 5-0)

7. Proposed Rezoning From R-26 to N.O.

Land of Wilbraham & Monson Academy - 384 Main Street & 3 Bulkley Road

Board Member Adam Basch recused himself because of potential conflict of interest concerns and left the room during this discussion.

Planning Director Pearsall advised that a public hearing has been scheduled for February 3, 2016 to discuss a proposal to rezone two properties owned by the Wilbraham & Monson Academy located at 384 Main Street and 3 Bulkley Road from Residential-26 (R-26) to Neighborhood Office (N.O.) [see minutes of December 16, 2015 meeting].

8. Planning Board Reports

A. Community Preservation Committee – Jeffrey Smith

Chairman Smith stated that the Community Preservation Committee will be meeting on January 14th to review project applications seeking CPC funding this year. Mr. Smith agreed to forward copies of the applications to the Board for discussion and input at a future meeting.

9. FY2016 Work Plan

The Board and Planning Director John Pearsall continued discussions focusing on possible zoning amendments to the Zoning By-Law for consideration at the Annual Town Meeting in 2016. In light of the fact that the town has foreclosed on the property at 2451 Boston Road and plans to sell the property in the future, the Board discussed the existing zoning of the site and adjacent Utility Manufacturing property owned by Frank L. Reed, Inc. The parcel to the rear of 2451 Boston Road known as 4V Forest Drive has provided parking to the nonconforming Belli lot and is split between residential and commercial zones. The Board decided to invite the property owner in to discuss the rezoning the entire parcel as General Business to maximize the highest and best future use of both properties.

10. Other Business – Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting

A. Special Permit 06-02 – Proposed Transfer of Ownership of Olier (Plasse) Property, 390 Soule Road

Planning Director John Pearsall explained that was contacted by Patricia Olier, formerly known as Patricia Olier Plasse, of 390 Soule Road about a pending sale of her property which contains a home with an accessory apartment established by a special permit issued by the Planning Board on May 24, 2006. Originally, Ms. Olier and former husband Richard Plasse occupied the main unit and her father occupied the accessory unit. Ms. Olier’s father has moved out of the accessory unit for health related reasons and Ms. Olier now lives alone in the main unit. Ms. Olier is selling the property to her daughter Meagan Michel and her son-in-law Christian Michel who plan to live in the main unit with Ms. Olier occupying the vacant accessory unit. Ms. Olier is requesting transfer of the special permit to the prospective owner in accordance with town requirements.

MOTION (PLANTIER, SANDERS): I move that the Board authorize that Accessory Apartment Special Permit 06-02 granted to Richard and Patricia Plasse on May 24, 2006 for the Plasse residence located at 390 Soule Road be transferred to prospective purchasers Christian and Meagan Michel in accordance with the terms of condition #6 of said Special Permit with the understanding that all conditions imposed under said Special Permit shall remain unchanged and in effect except for the requirement that the new owners shall file a revised Declaration of Covenants imposed under condition #2 of said Special Permit with revised occupancy information outlined in the notarized letter of Patricia Anne Olier dated January 11, 2016. Approved (5-0)

B. Bruer Pond Dredging - Sevey Park Conservation Area, 535V Main Street

Board Member Adam Basch recused himself because of potential conflict of interest concerns and left the meeting before this discussion occurred.

The Planning Director explained that the Wilbraham Department of Public Works is seeking approval from the Massachusetts Department of Environmental Protection to dredge and remove sediment from Bruer Pond and that Appendix D of the applicable DEP permit form is a Municipal Planning Board Notification Form describing the proposed use or change in use. The Board reviewed the form, agreed that the proposed pond restoration work did not constitute a change in use, and by unanimous consent authorized David Sanders to endorse and date the form as Clerk of the Planning Board.

Having no further business, the meeting was adjourned by unanimous consent at 8:12 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **February 3, 2016 at 6:30 PM** in the Selectmen’s Meeting Room.

Submitted:

Approved As To Form And Content:

John Pearsall, Planning Director
Date: _____

David Sanders, Clerk
Date: _____