

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, FEBRUARY 1, 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 January 11, 2017 and asked if there were any comments or revisions.

MOTION (PLANTIER, SANDERS): I move that the Board approve the minutes of the January 11, 2017 Planning Board meeting as submitted. 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 development and zoning enforcement issues in town. Mr. Trevallion reported that a court date has been scheduled regarding 599 Main Street in order to get the house prepared for receivership. Mr. Trevallion and Planning Director John Pearsall discussed reported challenges endured by residents and visitors when trying to locate Spec Pond as Spec Pond's physical address is 2450 Boston Road which is the address of the old closed access road point to Spec Pond. However, Spec Pond is now only accessible by way of the town access road connecting to Spec Pond from the Post Office Park road. Discussion pursued about the possibility of renaming the access road "Spec Pond Road" and changing Spec Pond's physical address to the proposed "Spec Pond Road" so that Spec Pond is more easily locatable. The Town will start the bidding process soon for the demolition of 2451 Boston Road with work to commence spring of 2017. Planning Director Pearsall stated that 4 Stony Hill Road will no longer operate as a tax-exempt church. The new owners plan to operate the location as a taxable business.

4. **Miscellaneous Information**

A. PVPC 2016 Annual Report and Top Ten Resolves for 2017 Subdivision Status Report – January 2017

The Board reviewed the information. Board Members David Sanders and Tracey Plantier are planning to attend the next PVPC meeting in Springfield next week.

B. Letter from Michael Dane – Complete Streets & the PVPC

The Board reviewed the letter from Michael Dane and discussed the issue confirming the Town has not applied and/or accepted a “Complete Streets” policy at this time. Planning Director John Pearsall acknowledged receipt of the letter to Mr. Dane.

C. Letter from Brian Cunningham – Sherwin Road Subdivision Tree Cutting Mitigation

The letter from Brian Cunningham received by the Board on January 30, 2017 was read into the record. Mr. Anthony Carnevale, the developer of the Sherwin Road Subdivision, stated in response to the letter that he will be part of the solution to restore the unintentional cutting in the review area and help improve the condition of the stone wall. He stated that he is willing to do a spring or fall planting, along with tree transplants as needed also. Chairman Smith encouraged the Board members to visit the site independently. The issue will stay on the Board’s agenda for continued future review.

5. **Appointment – Anthony Carnevale**

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

Board member David Sanders recused himself because of potential conflict of interest concerns as an abutter. The Board reviewed the ANR plan showing Anthony Carnevale’s proposal to subdivide the former Samble Estate property at 863 Glendale Road into: Lot A consisting of 6.911 acres, designated Not A Building Lot, and with an address to become 522V Monson Road; Lot B consisting of 24.34 acres to be subdivided as the Samble Estates residential development; and Lot 7 consisting of 19.6 acres with the existing dwelling thereon to remain 863 Glendale Road. The Board did not have any issues with the Nonsub Plan.

MOTION (MOORE, PLANTIER): I move that the Board approve Nonsub Plan 17-01 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 (4-0).

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

Samble Estates Subdivision – Plans & Legal Documents for Endorsement

Board member David Sanders recused himself because of potential conflict of interest concerns as an abutter. Mr. Anthony Carnevale finalized the purchase of the Samble Estate land recently. The Board reviewed the plans and legal documents that have been modified to reflect the recent sale of the property from the estate of Avis Samble to the Carla-Nicola Realty Trust with Mr. Carnevale as Trustee.

MOTION (MCCLOSKEY, PLANTIER): I move that the Board approve, and endorse where required, the Samble Estates Definitive Subdivision Plan and the following five (5) legal documents submitted for filing at the at the Hampden County Registry of Deeds:

- **Subdivision Covenant in Lieu of Bond**
- **Storm Drain Easement #1 for Lot 3;**
- **Storm Drain Easement #2 for Lot 6;**
- **Fire Protection Easement for Lot 7; and**
- **Conveyance of Easements Rights in Street for Julia Way.**

Approved (4-0).

The Planning Board endorsed the plans and legal documents.

7. **Appointment – Anthony Carnevale**

Nonsub Plan 17-02 – Land of Carla-Nicola Realty Trust, 863 Glendale Road

Board member David Sanders recused himself because of potential conflict of interest concerns as an abutter. Mr. Anthony Carnevale is presenting this plan at the request of the proposed buyers who asked Mr. Carnevale to execute this nonsub plan as a condition to purchase the property. The plan shows the proposed division of Lot 7 located at 863 Glendale and consisting of 19.6 acres [refer to Agenda Item # 5] into two lots: Lot 8 consisting of 3.55 acres with an excess of 45,000 square feet of usable land and with the existing dwelling thereon to remain 863 Glendale Road; and Lot 9, a potential building lot consisting of 16.05 acres of vacant land including 45,000 square feet of usable land subject to review by the Wilbraham Conservation Commission and with an address to become 843 Glendale Road.

MOTION (PLANTIER, MOORE): I move that the Board approve Nonsub Plan 17-02 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 (4-0).

8. **Willow Brook Estates – Performance Security Reduction Request**

Board member John McCloskey recused himself because of potential conflict of interest concerns. The developer, Mr. Anthony Carnevale, is requesting a performance security reduction from \$70,000 to \$29,000 because of work completed. The trees, sidewalks and curbs are installed. The Building Inspector Lance Trevallion reminded Mr. Carnevale that the cut-in on Main Street needs to be done in the spring. Chairman Smith asked that the engineering department possibly add the cut-in as line item 10c on its Performance Security report. Planning Director John Pearsall stated that a walking path still needs to be created in cooperation with the new Superintendent of schools.

MOTION (PLANTIER, MOORE): I move that the Board approve the recommendation of the DPW to reduce the amount of performance security being help to guarantee the completion of the Willow Brook Estates Subdivision from \$70,320 to \$29,000. Approved (4-0).

9. **Appointment – Joseph Pellegrino**

Nonsub Plan 17-03 – Land of Pellegrino, 75 & 81 Springfield Street

The Board reviewed the revised plans noting that the frontage of the two non-conforming properties is unchanged and the property lines are cleaner than presented on the original plan. Originally, 75 Springfield Street had .81 acres (35,432 sq. ft) and 81 Springfield Street had .73 acres (31,877 sq.ft.). The Nonsub Plan shows the new parcel D, 75 Springfield Street, having .6 acres (26,000 sq. ft.) and the new parcel E, 81 Springfield Street having .95 acres (41,306.3 sq. ft.).

MOTION (PLANTIER, SANDERS): I move that the Board approve Nonsub Plan 17-03 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).

10. **Old Business**

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

The Board reviewed the letter dated January 19, 2017 from Chris Stroud, Director of Operations for GE Solar that promises the Town of Wilbraham that it will complete all of the landscaping improvements in front of the solar farm fence as outlined in the Special Permit. This letter was submitted in lieu of a bond agreement. Vice Chairman Tracey Plantier noted that the letter specifically guarantees the foliage for one growing season, where the Special Permit guarantees the foliage survival indefinitely. The Board agreed that it would request the change in the wording from GE before considering acceptance of the letter.

GE accepted the proposed decommissioning amount of \$36,000 and the issue is being processed through GE's legal department.

B. Update Cedar Ridge PURD, 404 Stony Hill Drive

Planning Director John Pearsall is working with Kent Pecoy finalizing the easements in this matter.

C. Improper Tree Cutting in Review Area – Sherwin Road Subdivision

The Board agreed that this issue was fully addressed earlier in the meeting and did not require further discussion at this time.

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

The Board continued to discuss possible zoning by-law amendments for consideration at the 2017 Annual Town Meeting.


12. **Other Business**

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


The owners of Iron Duke Brewing in Ludlow, MA have approached the Town about relocating to Wilbraham inquiring about suitable properties available for purchase.

Having no further business, the meeting was adjourned by unanimous consent at 8:58 PM. The Board will reconvene at its next meeting on **Wednesday, February 22, 2017 at 6:00 PM.**

Submitted:


Heather Kmelius, Administrative Assistant
Date: 2/17/17

Approved As To Form And Content:


John McCloskey, Clerk
Date: 2/22/2017