

**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.

Phone: (413) 596-2800, Ext. 203  
FAX: (413) 596-9256

**MINUTES OF THE WILBRAHAM PLANNING BOARD**  
**WEDNESDAY, MARCH 8, 2017**

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

Staff: John Pearsall, Planning Director  
Heather Kmelius, Administrative Assistant

**Chairman Smith called the meeting to order at 6:04 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 February 22, 2017 and asked if there were any comments or revisions. A correction was made to accurately reflect the name of the Board member who called the motion on page two, item six.

**MOTION (PLANTIER, MOORE): I move that the Board approve the minutes of the February 22, 2017 Planning Board meeting as amended. 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 was not in attendance at this meeting.

4. **Old Business**

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

The Board reviewed the ongoing outstanding issues with GE's special permit in this matter. Chairman Smith stated that on March 4, 2017 he was driving by the solar facility and noticed that the access door gates to the facility were not secured and were swinging in the wind. Upon further review, Chairman Smith noticed that part of the gate was not upright, wires were hanging from the telephone poles, trash littered the site, and the required emergency contact sign was still not installed. Chairman Smith notified the Police Department of the state of the property and asked for the name of the property owner on file and the Police Department did not have this information. Chairman Smith took photos of the site and notified via email the Planning Board members and Planning Director John Pearsall. His correspondence further expressed his concern about the lack of cooperation and initiative from GE Solar in meeting the compliance requirements of the special permit.

Planning Director John Pearsall brought the issues to the attention of Ravi Kannan, PE of GE Solar and explained that the Planning Board is considering rescinding the special permit for this solar facility as a result of the documented non-compliance at the site. Mr. Kannan arrived in Town on March 6, 2017 to mitigate the issues. Mr. Kannan met with the Fire and Police department, arranged for the Knox box installation, installed the emergency contact sign for display at the site, and secured the gate doors. Mr. Kannan arranged for a fence contractor to evaluate and repair the fence. Mr. Kannan also stated that GE Solar is in the process of hiring an Operations and Maintenance contractor to manage this solar facility.

Planning Director John Pearsall reported that the decommissioning bond was recently received from GE Solar and is in the process of being approved.

Board member Tracey Plantier stated that she notified the site landlord, Mr. Merrick, about the situation. If GE Solar is not immediately responsive in becoming compliant, the Board will require Mr. Kannan and his boss Chris Stroud, Director of Operations to be in attendance at its next meeting on March 22, 2017 to discuss further action.

**B. Update Cedar Ridge PURD – 404 Stony Hill Road**

Chairman Smith updated the Board on the plans to grant the town trail easements in lieu of the Conservation Restriction requirement in this matter. Chairman Smith is coordinating a meeting next week with Lawrence Lloyd and Developer Kent Pecoy to further facilitate this process.

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

Planning Director John Pearsall presented the proposed by-law amendments for consideration at the 2017 Annual Town Meeting that with the Planning Board's approval will be heard at a public hearing on April 5, 2017. The Board reviewed the three proposed articles with approval as follows:

1. To update the existing definition of "Livestock" and add new definitions for "Agriculture" and "Poultry". To reword Section 3.2.2 and amend Table One accordingly. To amend Section 3.9.2.
2. To reword Section 3.3.4.
3. To amend Section 1.3 with new definitions for "Auto Body Shop", "Brew Pub", "Commercial Gasoline Station", "Microbrewery", "Motor Vehicle Repair Services" and "Motor Vehicle Rental Service". To amend Table One accordingly.

6. **Public Hearings scheduled March 22, 2017**

- A. Special Permit (SP17-01) – Accessory Apartment – Considine Residence, 6 Scenic Drive
- B. Rezoning from R-40 to NS – Land of CRANE PARK, LLC, 2 Crane Park Drive

The Board reviewed the upcoming hearings without any issues.

10. **Other Business**


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

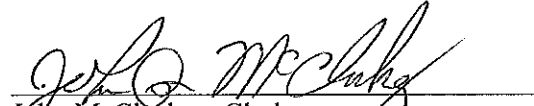
Town Counsel Reilly reported to Planning Director John Pearsall this week that the Western Division Housing Court First Justice, Dina Fein presiding over the appeal of the Planning Board's decision regarding SP16-02 in reference to Mary Valentine, resident of 212 Springfield Street, has remanded the case back to the Planning Board for review utilizing the recently amended Zoning By-Law. The Board will apply the revised language of the Zoning By-Law as it reviews Mary Valentine's special permit application for a detached barn/garage again.

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

Submitted:

Approved As To Form And Content:

  
Heather Kmelius, Administrative Assistant  
Date: March 16, 2017

  
John McCloskey, Clerk  
Date: 3/22/17