

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
Heather Kmelius, Adm. Asst.

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, MARCH 16, 2016

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

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

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 the postponement of the approval of the minutes of February 3, 2016 and February 23, 2016 as they are not ready in final form.
2. **Citizens Open Forum**
No citizens took advantage of the open forum opportunity.
3. **Public Hearing**
(Video recorded)
Chairman Smith opened the public hearing at 6:45 PM and read the legal notice into the record regarding the following proposed amendments to the Zoning By-Law:
 - A. Flexible Non-Subdivision (Estate Lot) Regulations – by revising section 4.7;
 - B. Groundwater Protection District – by revising sections 2.2 & 2.3.2 and deleting section 9.2;
 - C. Gas & Oil Pipelines – by deleting section 10.3; and
 - D. Site Plan Approval Applicability – by revising section 13.5.1.3

Planning Director Pearsall stated that the proposed amendments are housekeeping efforts to clean up problems identified with the existing Zoning By-Law. Mr. Pearsall explained that some obsolete and unnecessary language was being removed, that some confusing language was being cleaned up to improve the clarity without changing the substance or original intent of the regulation, and that no new regulations were being added. There were no comments from the public and the Board agreed that ample discussion has been documented regarding the proposed changes.

MOTION (PLANTIER, SANDERS): I move that the Board close the public hearing. Approved 4-0.
The public hearing was closed at 6:55 PM.

MOTION (PLANTIER, SANDERS): I move that the Board sponsor an article at the Annual Town Meeting with a favorable recommendation to adopt the four proposed amendments to the Zoning By-Laws as presented at the Board's public hearing of March 16, 2016. Approved 4-0.

4. **Public Hearing**
Proposed Zoning Map Amendment
Rezoning of 4V Forest Street From R-15 to G.B.

(Video recorded)

Chairman Smith opened the public hearing at 7:00 PM and read the legal notice into the record. The Board discussed the proposed rezoning of a portion of 4V Forest Street from a residential zone (R-15) to a commercial zone (G.B.). Chairman Smith stated that the proposed zoning change is intended to eliminate the split zoning of the parcel by making the entire parcel available for commercial purposes consistent with its past use as a parking lot for adjacent commercial land now under the control of the town. Chairman Smith noted that the town intends to demolish the building on the adjacent nonconforming lot and the proposed rezoning could help to facilitate the future use of the town-owned property. Property owner Mr. Jay Reed of Utility Manufacturing stated that he has no plans to change the use of his land following the anticipated approval of the property zoning changes, specifically the parking lot usage.

MOTION (SANDERS, MCCLOSKEY): I move that the Board close the public hearing. Approved 4-0.

The public hearing was closed at 7:15 PM.

MOTION: (SANDERS, PLANTIER): I move that the Board sponsor an article at the Annual Town Meeting with a favorable recommendation to amend the Zoning By-Law and the accompanying Zoning Map referenced therein by rezoning from Residence-15 (R-15) to General Business (G.B.) a portion of a parcel of land located at 4V Forest Street as presented at the Board's public hearing of March 16, 2016. Approved 4-0.

5. **Proposed Articles for Annual Town Meeting – May 16, 2016**

Planning Director John Pearsall presented Draft Warrant Articles for consideration at the 2016 Town Meeting and the Board decided to combine the four separate proposed amendments to the Zoning By-Law into a single combined "housekeeping" article.

6. **Planning Board Reports**
Community Preservation Committee – Jeffrey Smith

Chairman Smith stated there was no report at this time.

PVPC – Tracey Plantier

Ms. Tracey Plantier did not attend the last PVPC meeting. Ms. Plantier inquired as to whether PVPC offers training for committees for chairmanship protocols and other related issues. PVPC does not conduct such trainings but did present referrals for similar trainings. PVPC submitted its budget at its last meeting. The annual meeting with a keynote speaker is scheduled on June 9, 2016.

By-Law Review – David Sanders

Mr. David Sanders stated that the chicken by-law review is stalled as there is no inspector for enforcement. Mr. Sanders anticipates the Board of Selectmen will have to appoint an inspector.

7. Pending Land Use

A. LPVEC School Bus Garage SPA Application (PH – March 23, 2016)

B. Westminster Drive Definitive Subdivision Plan (PH – April 6, 2016)

C. 911 Stony Hill Road, LLC Flexibile Nonsubdivision SP Application (PH – TBD)

Planning Director John Pearsall discussed the upcoming Public Hearings to be heard by the Planning Board. Permission to walk the property has been granted pertaining to the April 6, 2016 Public Hearing regarding Westminster Drive. Mr. Pearsall stated that the public hearing for 911 Stony Hill, LLC will be scheduled once the application is received.

8. Spring Meeting Schedule

The Board agrees to the following meeting dates:

March 16, 2016, April 6, 2016, April 27, 2016, and May 11, 2016.

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

Planning Director John Pearsall stated that the Zoning Board of Appeals is anticipating an April meeting regarding the special permit amendment for the Dumaine Street accessory parking lot for Dr. Robert Matthews.

Mr. Pearsall stated that the Tinkham Road solar farm project was sold by No Fossil Fuel LLC to GE Renewable Energy of Schenectady, NY. GE does not approve of the project's original storm drainage plan and intends to create an improved plan to reduce site disturbance. GE plans to work closely with the Town Engineer and the Planning Board and it will submit revised reports and engineering for the project. The Board discussed the ideal way to share this information with the community. Mr. Pearsall stated that GE's revised plans will be reviewed and would have to be approved by a vote approving that the project plans do not have significant changes.

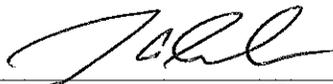
Planning Director John Pearsall stated that the only anticipated new street recommended for acceptance will be the Daniele Drive extension according to Engineering.

Having no further business, the meeting was adjourned by unanimous consent at 7:45 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **March 23, 2016 at 6:30 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:


Heather Kmelius, Administrative Assistant
Date: April 20, 2016


~~David Sanders, Clerk~~ JEFF A SMITH - Chair
Date: 4/27/16