

**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, MARCH 22, 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 (Departed at 7:40 PM)  
Heather Kmelius, Administrative Assistant

**Chairman Smith called the meeting to order at 6:02 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 March 8, 2017 and asked if there were any comments or revisions.

**MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the minutes of the February 22, 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 stated that he and the State Building and Fire Inspectors walked through the old mill building located at 176 Cottage Avenue. The building needs drastic roof repair in parts of the building or the whole building may be a loss. According to the building code, the building also needs sprinklers installed in order for business operations like Movement Terrain to open and operate.

Mr. Trevallion stated that the Town has received the required three bids for the demolition of 2451 Boston Road with an anticipated approximate cost of \$120,000, with expected additional costs of \$9,000 for asbestos abatement and other related expenses.

4. **Public Hearing**  
**Special Permit Application (SP17-01)**  
**Accessory In-Law Apartment – Considine Residence, 6 Scenic Drive**  
(Digitally recorded)

Chairman Smith opened the public hearing at 6:40 PM and read the legal notice into record. Keith Terry of Sherman & Frydryk, LLC presented an overview of the building and site plan to construct an accessory in-law apartment. The proposed in-law apartment will be occupied by Robert and Donna Considine, the property owners, and a family member will reside in the other portion of the home. One bedroom in the current dwelling will be removed by the renovations and one bedroom will be added in the accessory apartment so there is not a Title 5 septic issue. The residence will have three garage spaces. Neighbors present in the audience were in support of the Considine's plans. The Board found that the proposed in-law apartment is in compliance regarding setbacks and zoning by-laws and did not find any issues with the plans. Building Inspector Lance Trevallion stated that he will need to see an "as built" for the foundation.

**MOTION (MCCLOSKEY, SANDERS): I move that the Board close the public hearing. Approved (5-0).**

**MOTION (PLANTIER, SANDERS): I move that the Board grant Special Permit 17-01 subject to standard conditions and findings to be drafted by the Planning Director and reviewed and approved by the Chairman (5-0).**

The hearing was closed at 6:54 PM.

5. **Public Hearing**  
**Proposed Rezoning from R-40 to NS**  
**Land of 2 CRANE PARK LLC, 2 Crane Park Drive**  
(Digitally recorded)

David Sanders recused himself because of potential conflict of interest concerns and moved his seat to the general audience. Chairman Smith opened the public hearing at 6:55 PM and read the legal notice into record. Mr. Anthony Carnevale presented plans to rezone the 1.4 acre parcel at 2 Crane Park because it currently lies in three different zones, R-26, NS and R-40. The proposed rezoning will change the R-40 zoned area to NS for the purposes of cleaning up the property zoning for the parcel's potential future use. Mr. Carnevale had originally presented plans to the Board for future development and renovation of this building. Recently the Town's Senior Center has also expressed an interest in leasing this property for its future use. The definitive plans for this property are not confirmed at this time.

Concerned residents of 544 Mountain Road were assured that the ZBA would approve and issue special permits for any new use of the building. The resident of 456 Main Street inquired about the parking requirements necessary for the building's future use. Board member Tracey Plantier stated that the future use of the building will be the determinant factor as to whether Mr. Carnevale develops his own vision for the building or if he leases it to the Town.

**MOTION (PLANTIER, MOORE): I move that the Board close the public hearing. Approved (4-0).**

**MOTION (PLANTIER, MOORE): 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-40 (R-40) to Neighborhood Shopping (N.S.) a parcel of land located at 2 Crane Park Drive on land owned by 2 CRANE PARK DRIVE LLC as presented at the Board's public hearing of March 22, 2017. Approved (4-0).**

The hearing was closed at 7:52 PM.

6. **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 Jeffrey Smith stated that Hastie Fence repaired and secured the solar site's fence. The Knox box will be installed once received by the Fire Department. GE is in the process of confirming an Operations and Maintenance contractor for site management and will share the details of its contracting agreement upon finalization.

Planning Director John Pearsall reported that GE has submitted a copy of its liability insurance policy to the Planning Office. The decommissioning bond is in its final form and will be finalized once GE notarizes the document.

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

Chairman Smith updated the Board on the plans to try granting the town trail easements in lieu of the Conservation Restriction requirement in this matter. Chairman Smith and Planning Director John Pearsall met with Lawrence Lloyd representing Kent Pecoy, the developer, to further facilitate this process. Chairman Smith and Planning Director John Pearsall stated that the Town insists that it must be first in line regarding the easements despite the bank's opposing position that the bank should be first. In the event the bank does not change its position on the matter, the Town will require Mr. Pecoy to revert to the originally required Conservation Restriction. Mr. Lloyd will update the Board following his meeting with the bank.

7. **Housing Court Remand Order – Set Public Hearing Date**

**SP Application (16-02) – Detached Barn/Garage – Valentine Residence, 212 Springfield Street**

Chairman Jeffrey Smith stated that the Planning Board will have another hearing in reference to Mary Valentine, resident of 212 Springfield Street, and her application for a Detached Barn/Garage (SP16-02). The Housing Court Judge remanded the case back to the Planning Board for review utilizing the recently amended Zoning By-Law. The Judge will maintain jurisdiction over the case during the Planning Board's hearing. Upon receipt of the required paperwork, the Board will schedule this meeting at its earliest meeting date.

8. **Proposed Zoning By-Law Amendments – April 5, 2017 Public Hearing**

Planning Director John Pearsall stated that a public hearing is scheduled April 5, 2017 regarding proposed zoning by-law amendments for consideration at Town Meeting.

The issue of recreational marijuana regulation has been raised by the Board of Selectman. The Selectman would like to follow the same steps the Town of Westborough has taken in terms of prohibiting it completely in Town. The Attorney General has stated that it will consider eighteen month moratoriums regarding this issue due to its uniqueness. The Planning Board decided that it will have a public hearing to impose a temporary moratorium on the issue as well for consideration at Town Meeting.

**MOTION (PLANTIER, SANDERS): I move to have a public hearing regarding imposing a temporary moratorium on the issue of recreational marijuana. Approved (5-0).**

9. **Planning Board Reports (CPTC Conference, etc.)**

Board members discussed the information presented and learned regarding issues including parking, open space, sidewalks and recreational marijuana by attending the Annual CPTC Conference on Saturday March 18, 2017 At Holy Cross College in Worcester, MA.

10. **ZBA Hearings Scheduled for March 30, 2017**

A. 5:30PM Public Hearing – Stanley Kowalski III, Prospective Owner of 384 Main Street  
Special Permit – Change of Use (Residential to Business Office)

B. 5:45 PM Public Hearing – Ken Bernard, Ken's Automotive Repair Inc., 2821 Boston Road  
Special Permit – Add New Use

The Board reviewed the upcoming hearings without any issues.

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11. **Spring Meeting Schedule**

The Board agreed to the following meeting dates:  
April 5, 2017, April 26, 2017 and May 10, 2017

12. **Other Business**

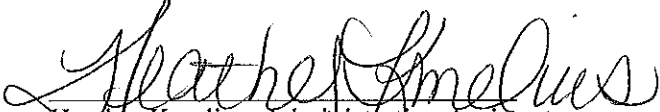
**Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**


No matters were presented for discussion.

Having no further business, the meeting was adjourned by unanimous consent at 8:54 PM. The Board will reconvene at its next meeting on **Wednesday, April 5, 2017 at 6:00 PM.**

Submitted:

Approved As To Form And Content:

  
Heather Kmelius, Administrative Assistant  
Date: March 31, 2017

  
John McCloskey, Clerk  
Date: 4/5/17