

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

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



John Pearsall, Planning Director  
Heather Kmelius, Adm. Asst.

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**MINUTES OF THE WILBRAHAM PLANNING BOARD  
WEDNESDAY, OCTOBER 5, 2016**

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

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

**Chairman Smith called the meeting to order at 6:01 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 September 14, 2016 and asked if there were any comments or revisions.

**MOTION (MCCLOSKEY, SANDERS): I move that the Board approve the minutes of the September 14, 2016 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**

The Building Commissioner was unable to attend the meeting.

**4. Miscellaneous Information:**

- A. CPTC Fall 2016 Workshops Brochure
- B. ZBA SP Decision – East Springfield Veterinary Hospital, Inc., 2424 Boston Road
- C. ZBA SP Decision - Prime Storage Boston Road, LLC, 2535 Boston Road
- D. ZBA SP Decision – Prime Group Wilbraham, LLC, 2346-2350 Boston Road
- E. ZBA Variance Decision – Prime Group Wilbraham, LLC, 2346-2350 Boston Road
- F. ZBA SP Decision – Walker Family Day Care Home, 6 Pine Drive

The Board reviewed the information without objection.

5. **Public Hearing**  
**Proposed Zoning By-Law Amendment – Accessory Building Definition**  
**(Digitally recorded)**

Chairman Smith opened the public hearing at 6:53 PM and read the legal notice into record. Mr. Smith reviewed the current language in the bylaw and the new proposed language. The revision eliminates some wording referring to building size with the intent of improving clarity. The Planning Board's Special Permit process remains in effect for all applicable residential accessory structures. The public hearing was closed at 6:58 PM.

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

**MOTION (PLANTIER, MCCLOSKEY): I move that the Board report to the Town Meeting with a recommendation supporting the proposed Zoning By-Law amendment. Approved (5-0).**

6. **Public Hearing**  
**Special Permit (SP16-05) – Proposed Detached Garage**  
**Land of Nauset Properties LP, 846 Glendale Road**  
**(Digitally recorded)**

Chairman Smith opened the public hearing at 7:00 PM. Planning Director John Pearsall stated that the legal notice should have stated that the proposed garage size is 42 feet by 48 feet, with a total of 2016 square feet. Edward Noonan, a representative of Nauset Properties, and also a resident abutter at 856 Glendale Road, presented plans to construct a detached garage with vinyl siding that is designed to blend into the mountainous farmland landscape. The proposed structure is subject to the regulations of the Ridgeline and Hillside District. Although tree cutting is not anticipated for this project, Mr. Noonan agreed to consult with the Building Inspector and the Planning Board before any tree removal. Electricity, the only utility that will be installed in the new building, will run from the existing house to the new proposed garage. Mr. Noonan stated he has spoken with all of his neighbors about his building plans and they do not have any objections. As the property is not visible from the street, Mr. Noonan granted permission to the Planning Board members to walk the proposed site for final approval. The public hearing was closed at 7:16 PM.

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

**MOTION (PLANTIER, SANDERS): I move that the Board grant Special Permit 16-05 subject to conditions and findings of the draft decision dated October 5, 2016 pending Planning Board site walk review.**

7. **Public Hearing**  
**Special Permit (SP16-06) – Proposed Detached Barn/Garage**  
**Ricciardi Residence, 840 Main Street**  
**(Digitally recorded)**

Chairman Smith opened the public hearing at 7:22 PM. Gary and Gina Ricciardi presented plans for a proposed 24 foot by 28 foot detached barn/garage. The “country barn” designed structure will store yardwork equipment and tools. Mr. Ricciardi stated that he maintains his home well and wants to continue to improve his property. Four maple trees will be removed for the new structure. The Planning Board has no issues with the plans and reminded the Ricciardis to adhere to the required setbacks and to leave ample room for measurement revision forgiveness.

The Ricciardis have spoken to some of their neighbors about their plans without objection. A letter of support was received September 23, 2016 from John and Patricia Murphy, residents of 839 Main Street, and from Ron and Olga Vonflatern, residents of 843 Main Street.

The public hearing was closed at 7:33 PM.

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

**MOTION (MCCLOSKEY, PLANTIER): I move that the Board grant Special Permit 16-06 subject to conditions and findings of the draft decision dated October 5, 2016.**

8. **Nonsub Plan 16-03 – Land of Devine, 4 Carla Lane & Land of Noonan, 6 Carla Lane**

This nonplan shows an adjustment to the common sideline in anticipation of meeting required setbacks for proposed future home additions.

**MOTION (MOORE, PLANTIER): I move that the Board approve Nonsub Plan 16-03 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.**

9. **Special Town Meeting – October 24, 2016**  
**Proposed Zoning By-Law Amendment – Accessory Building Definition**

The Board confirmed it will present and recommend the proposed zoning by-law amendment at the Town Meeting as the first issue on the warrant with Chairman Smith as the presenter.

9. **ZBA Public Hearings – October 27, 2016**

- A. **Appeal of Enforcement Order – Gore Family Day Care, 57 Bartlett Avenue (Cont’d)**
- B. **Special Permit – Movement Terrain, LLC, Brian Miller, 176 Cottage Avenue**
- C. **Appeal of Building Commissioner / Zoning Enforcement Officer’s Determination – Leon Charkoudian, 19 Peak Road**

The Board reviewed the issues to be heard by the ZBA without objection.

11. **Other Business**

Board member David Sanders recused himself because of potential conflict of interest concerns and moved his seat to the audience area. Planning Director John Pearsall stated that portions of the Julia Way Subdivision application for 683 Glendale Road were received at approximately 4:30 PM today. The application is not complete to date.

12. **Fall Meeting Schedule**

The Board tentatively will meet if necessary the week of October 24, 2016. The Board will also meet Wednesday, November 9, 2016 at 6:00 PM.

Having no further business, the meeting was adjourned by unanimous consent at 7:46 PM.

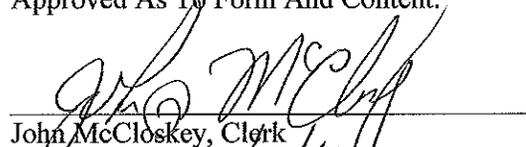
Submitted:



Heather Kimelius, Administrative Assistant

Date: November 4, 2016

Approved As To Form And Content:



John McCloskey, Clerk

Date: 11/9/16