

**PLANNING BOARD MEETING
WEDNESDAY | JUNE 28, 2023 | 5:30 PM
AGENDA**



TOWN OFFICE BUILDING, SELECTMEN'S MEETING ROOM

This meeting will be conducted In Person and via Go To Meeting.

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5:30 PM - CALL TO ORDER & PLEDGE OF ALLEGIANCE	
1.	CITIZENS OPEN FORUM
2.	5:30 PM APPT - KEN COMIA - PIONEER VALLEY PLANNING COMMISSION (PVPC) DLTA SUBDIVISION REGULATION GRANT DISCUSSION
3.	5:45 PM PUBLIC HEARING - SPECIAL PERMIT (SP23-06) - RIDGELINE & HILLSIDE DISTRICT REVIEW TO EXCEED THE SIZE LIMITATIONS IN SECTIONS 3.9.2.2 AND 4.4.8 OF THE WILBRAHAM ZONING BY-LAW TO ALLOW THE CONSTRUCTION OF A 1,536 SQUARE FOOT ACCESSORY BUILDING ON PROPERTY OWNED BY THE APPLICANT, MATHEW PETERS - 25 BENNETT ROAD
4.	6:00 PM PUBLIC HEARING - SPECIAL PERMIT (SP23-07) TO EXCEED THE SIZE LIMITATIONS IN SECTIONS 3.9.2.2 AND 4.4.8 OF THE WILBRAHAM ZONING BY-LAW TO ALLOW THE CONSTRUCTION OF A 1,500 SQUARE FOOT ACCESSORY BUILDING ON PROPERTY OWNED BY THE APPLICANT, MARCEL VERDON - 23 PINE DRIVE
5.	6:15 PM PUBLIC HEARING - SPECIAL PERMIT (SP23-05) - CONTINUED FROM MAY 24, 2023 & JUNE 7, 2023 TO ALLOW MODIFICATION OF A PRIOR SPECIAL PERMIT (SP18-06) FOR A LARGE-SCALE GROUND- MOUNTED SOLAR ENERGY SYSTEM ON PROPERTY OWNED BY ASL THREE RIVERS LAND HOLDINGS LLC LOCATED AT 285 THREE RIVERS ROAD TO ALLOW PROJECT MODIFICATIONS INCLUDING CHANGES TO STORMWATER DESIGN, GRADING, LANDSCAPING, & LOCATION & CONFIGURATION OF EQUIPMENT PADS
6.	6:45 PM APPT - DANA STEELE, J.R. RUSSO & ASSOCIATES, LLC ADMINISTRATIVE AMENDMENT OF SPECIAL PERMIT (SP23-04) PROPOSED LIGHTING MODIFICATIONS AT LIA TOYOTA OF WILBRAHAM, 2145 BOSTON ROAD
7.	BUILDING INSPECTOR'S REPORT
8.	DISCUSSION: ASSOCIATE PLANNING BOARD MEMBER
9.	PLANNING DIRECTOR'S REPORT & PLANNING BOARD UPDATES
10.	OTHER BUSINESS RESERVED FOR MATTERS THE CHAIR DID NOT REASONABLY ANTICIPATE AT THE TIME OF POSTING
11.	ADJOURNMENT TO JULY 19, 2023

AGENDAS ARE POSTED AT LEAST 48 HOURS IN ADVANCE OF A MEETING. AGENDAS MAY CHANGE TO REFLECT UNFORESEEN BUSINESS; UPDATED AGENDAS WILL BE REPOSTED AS NECESSARY.