

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

Jeffrey Smith, Chairman
John McCloskey
James Moore
Tracey Plantier
James Rooney
Gordon Allen, Associate



John Pearsall, Planning Director
Heidi Burnham, Admin. Assistant

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**MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, APRIL 14, 2021**

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

Staff: John Pearsall, Planning Director
John J Walsh Jr – Building Inspector
Heidi Burnham, Administrative Assistant

Chairman Jeffrey Smith called the meeting to order at 6:00 PM and announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Wilbraham Planning Board is being conducted exclusively via remote participation.

This meeting was recorded in its entirety in digital video format.

1. **Approval of Minutes**
 - A. **February 5, 2020 (Executive Session)**
 - B. **February 19, 2020**
 - C. **March 11, 2020 (Executive Session)**
 - D. **March 11, 2020**
 - E. **April 1, 2020**
 - F. **March 17, 2021**

Chairman Smith called for a motion to approve the above mentioned minutes of the Planning Board meetings and asked if there were any comments or revisions.

MOTION (PLANTIER, ROONEY): I move that the Board approve the minutes of the February 5, 2020 and the March 11, 2020 Planning Board Executive Session meetings as submitted. Approved by roll call vote (5-0, with Mr. McCloskey recused and Mr. Allen serving as the Alternate Voting Member).

MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the minutes of the February 19, 2020, March 11, 2020, April 1, 2020 and the March 17, 2021 Planning Board meetings as submitted. Approved by roll call vote (5-0).

2. **Citizens Open Forum**
No citizens took advantage of the open forum opportunity.
3. **Building Inspector's Report**
Building Inspector Walsh reported on recent building permit activity.
4. **Cooley Drive Extension Subdivision – Plan & Legal Documents for Review & Approval**
 - A. Definitive Subdivision Plan (Revised 3/18/21)
 - B. Subdivision Covenant in Lieu of Bond
 - C. Easement Rights in Street – Cooley Drive (Extension)
 - D. Stormwater Drainage Easement #1 – Lot 4
 - E. Stormwater Drainage Easement #2 – Lot 1
 - F. Stormwater Drainage Easement #3 – Lot 2
 - G. Stormwater Drainage Easement #4 – Lot 3

MOTION (PLANTIER, ROONEY): I move that the Board approve, and endorse where required, the Cooley Drive Extension Definitive Subdivision Plan and the following five (5) legal documents submitted for filing at the at the Hampden County Registry of Deeds: Subdivision Covenant in Lieu of Bond; Stormwater Drainage Easement #1 - Lot 4; Stormwater Drainage Easement #2 - Lot 1; Stormwater Drainage Easement #3 - Lot 2; Stormwater Drainage Easement #4 - Lot 3; and Easement Rights in Street. Approved by roll call vote (5-0).

Members of the Planning Board will make individual arrangements to come to Town Hall and endorse the subdivision plans.

5. **Proposed DPW Sidewalk Project for Stony Hill Road**
The Planning Board reviewed a preliminary plan prepared by the Department of Public Works for a proposed extension of the existing sidewalk on Stony Hill Road from Dipping Hole Road to Mark Road. The proposed work involves disturbing existing rock walls and cutting seven mature shade trees located in the right-of-way of Stony Hill Road. Because Stony Hill Road is designated as a Scenic Road the proposed rock wall disturbance and tree clearing will require approval from the Planning Board. The Board agreed to work with the DPW and Tree Warden to schedule the required public hearing.
6. **Public Hearing - Proposed Zoning By-Law Amendments**
 1. Truck Parking Restrictions in Residential Districts – Sections 1.3 & 4.5.2
 2. Nanobrewery Regulations – Sections 1.3 & 3.4.5
 3. Large-Scale Ground-Mounted Solar Energy System Regulations – Section 10.7

Chairman Smith opened the public hearing and read the legal notice into the record. Planning Director Pearsall and Chairman Smith provided a brief overview of the proposed Zoning By-Law amendments for those in attendance. David Sanders was present, asked some questions regarding the proposed amendments, and had no issues with what was presented. No one appeared to speak in opposition to the proposed Zoning By-Law amendments.

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

MOTION (PLANTIER, MOORE): I move that the Board report to the Annual Town Meeting with a favorable recommendation in support of adopting proposed amendments to the Wilbraham Zoning By-Law sponsored by the Planning Board regarding Truck Parking Restrictions in Residential Districts, Nanobrewery Regulations and Large-Scale Ground-Mounted Solar Energy System Regulations as presented at the April 14, 2021 public hearing. Approved by roll call vote (5-0).

7. **Planning Director's Report & Planning Board Updates**

Tracey Plantier reported on the following projects that the Community Preservation Committee is recommending for funding at the 2021 Annual Town Meeting: Preservation of town records; Recreation Complex – dog park, pickleball courts, outdoor ice skating rink, bike trails; Wilbraham Country Club – replace split rail fence, pave golf cart path.


9. **Executive Session**

Chairman Smith announced that the Planning Board will be moving into executive session pursuant to M.G.L. c. 30A, § 21(a) (Reason #3) to discuss strategy with respect to ongoing litigation of the Planning Board regarding the complaint of ASD Three Rivers Solar, LLC, filed in the Land Court Department of the Trial Court of the Commonwealth of Massachusetts based on my declaration that an open meeting may have a detrimental effect on the litigating position of the Planning Board, and that following the conclusion of the Executive Session the Planning Board shall not reconvene in open session.

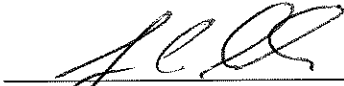
MOTION (PLANTIER, ROONEY): I move to hold an executive session pursuant to M.G.L. c. 30A, § 21(a) (Reason #3) to discuss strategy with respect to ongoing litigation of the Planning Board regarding the complaint of ASD Three Rivers Solar, LLC, filed in the Land Court Department of the Trial Court of the Commonwealth of Massachusetts whereas an open meeting may have a detrimental effect on the litigating position of the Planning Board as declared by the Chairman, and that the Planning Board shall not reconvene in open session. Approved by roll call vote (5-0, with Mr. McCloskey recused and Mr. Allen serving as the Alternate Voting Member).

Having no further business, the regular portion of the meeting was adjourned by unanimous consent at 8:45 PM. The Board will reconvene in regular session at its next meeting on **Wednesday, April 28, 2021 at 6:00 PM.**

Submitted:


Heidi Burnham, Admin, Assistant
Date: 4/21/21

Approved As To Form And Content:


Jeffrey Smith, Chair
Date: 4/28/21