

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

John McCloskey, Chair
Gordon Allen
James Moore
Tracey Plantier
James Rooney
Bruce Williams, Associate



Michelle R. Buck, Planning Director
Heidi Burnham, Admin. Assistant

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**MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, MAY 3, 2023**

In attendance: John McCloskey, Chair
Gordon Allen
James Moore
Tracey Plantier
James Rooney
Bruce Williams, Associate

Staff: Michelle R. Buck, Planning Director
John J. Walsh Jr, Building Inspector
Heidi Burnham, Administrative Assistant

Chair John McCloskey called the meeting to order at 5:30 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. Building Inspector's Report

Foundations are in on eight units in Cedar Ridge. Construction continues at True Storage on Boston Road. Framing continues at Center Village; brewery floor will be metal and concrete. Should receive a permit to demo the three motels on Boston Road any day now. The yellow house next to liquor store on Boston Road is being prepped for sale. Building department continues to receive a lot of roof top solar permits.

2. Citizens Open Forum

No citizens took advantage of the open forum opportunity.

3. Public Hearing – Special Permit (SP23-04) - Amendment to Special Permit Granted on March 15, 1988 (as amended through 10/2021). Expand & Reconfigure the Parking & Inventory Display Areas in the Front of the Building & Add a Second Driveway Lia Toyota – 2145 Boston Road

Chair John McCloskey opened the public hearing at 5:46 PM and read the legal notice into the record. Dana Steele, JR Russo Associates, appeared before the Board to present the proposal to expand and reconfigure the parking and inventory display areas in the front of the Lia Toyota Building. Mr. Steele reviewed the site plan referencing the existing parking onsite as well as the proposed parking. Board member Tracey Plantier asked Mr. Steele to share what the existing parking counts are now. Mr. Steele

shared that there are currently 19 employee/customer parking spaces in the front of the building, 46 employee/customer spaces in the rear, 59 inventory spaces in the front and 261 spaces in the back for a total of 385 combined parking spaces. Lia Toyota is looking to increase the parking spaces in the front of the building from 78 to 119 with a reduction in parking spaces in the back from 307 to 273, in order to accommodate the tractor trail (car carrier) turnaround access, for a proposed total of 392. There is a new curb cut proposed on the western end of the site for trucks dropping of parts to the service area.

Car carriers cannot make the turn (radius) on the new curb cut; they will continue to use the existing curb cut. The driveway will be 16 feet wide. Mr. Steele said that they've reached out to MassDOT about the Fire Department's comments on allowing access to the new driveway from both directions. Ultimately it's up to MassDOT and if MassDOT allows it they will provide two-way access. Board members suggested two new signs, "one-way deliveries only" and one in back that says "one-way do not enter".

Mr. Steele explained that the truck turning template was based on the largest car carrier tractor trailer. The car carriers will pull in and go past the addition and parking spaces need to be removed to accommodate. This is an improvement in the circulation of the building.

Mr. McCloskey asked Mr. Steele to review the proposed landscaping changes. Mr. Steele advised that two additional islands were added in the front of the building to accommodate seven new canopy trees. Two existing trees will be removed, one tree was previously approved as part of the previously permitted addition work. Mr. McCloskey asked Mr. Steele if an additional tree could be added to the bottom left front corner to make the landscaping more symmetrical. Mr. Steele agreed to the change commenting that it would look more symmetrical.

Mr. McCloskey asked Mr. Steele if he had seen the comments from DPW Director, Tonya Capparello. Mr. Steele replied that he had spoken with Ms. Capparello before she sent the comments out and does not foresee any issues with any of her comments. Planning Director Michelle Buck shared that she spoke with Ms. Capparello today and she is comfortable with the Board addressing the engineering comments as conditions of the decision. Mr. Steele shared that there is a subsurface infiltration system in the front of the building now. They did a video camera scope of it and there is sediment that needs to be cleaned out. Mr. Steele spoke with Ms. Capparello and the plan is to dig it up, expose it and evaluate it with her to determine whether to clean it out or replace it.

Mr. McCloskey presented Mr. Steele with the background surrounding the 2012 variance for Balise to allow display parking within the 10 foot front setback and explained that just because this was done in the past does not necessarily set a precedent for the future. There were unique circumstances related to the Balise variance.

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

MOTION (ROONEY, PLANTIER): I move that the Board authorize the Planning Director to prepare a draft decision granting approval with conditions for special permit SP23-04 for further consideration at the next meeting. Approved (5-0).

4. Planning Director's Report & Planning Board Updates

Ms. Buck shared the following updates with the Board:

Reminder Town meeting is on Monday, May 15th. There are 4 warrant articles for Planning; Article 30 & 31 Zoning By-law amendments; Article 32 Cooley Drive road acceptance; Article 34 is the taking vote of McDonald Nature Preserve.

Cedar Ridge / McDonald Nature Preserve Land Grant – Steve Lawson and Anthony Carnevale decided on the location for the sign and Bill Sperrazza, DPW will install it. Both CR's are finalized on Ms. Buck's end. They have been sent to the legal team at DCS for a 2nd round review. The required Land Management plan will be signed by the Conservation Commission on May 22nd.

DLTA Grant (Subdivision Regulation Update) – Ken Comia from PVPC was not available tonight but will attend on May 24th to present an overview to the Board.

Upcoming meeting dates: May 24th & June 7th.

Reminder May 24th is the ASL Three Rivers Road solar hearing.

5. **Other Business**

Reserved for Matters the Chair did not Reasonably Anticipate at the Time of Posting Other

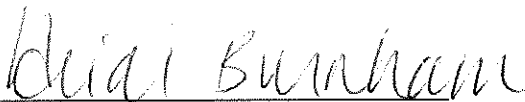
Mr. Rooney read an email forwarded to him from Cedar Ridge resident, George Reich. The email was from the Cedar Ridge Condominium Association advising the residents that within the next week they will be sent a survey asking for their position on the proposed sidewalk expansion project. This is in reference to the 2022 Planning Board special permit which requires that the sidewalks in the existing phase must connect with the new Area C. Mr. McCloskey advised Mr. Reich that the Board is not prepared to provide any feedback on this tonight since the email just came in today. The Board agreed to add this as a discussion item to the June 7th agenda.

Board member Tracey Plantier shared that she and Steve Lawson were accepted into a forestry program put on by UMASS once a year; they attended a week ago. They plan to meet with Doug Hutchinson, State Forester and Wilbraham resident, to talk about some plans in Wilbraham/Hampden.

Mr. McCloskey recognized Gordon Allen's time on the Board as this is his last meeting. Mr. McCloskey and the Board members thanked Mr. Allen for his dedicated service on the Board for the past six years and wished him well.

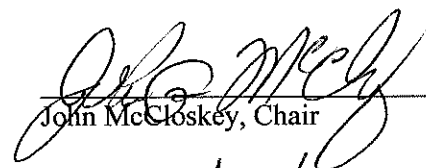
Having no further business, the meeting was adjourned by unanimous consent at 6:58 PM. The Board will reconvene at its next meeting on **Wednesday, May 24, 2023 at 5:30 PM.**

Submitted:


Heidi Burnham, Admin. Assistant

Date: 5/24/23

Approved As To Form And Content:


John McCloskey, Chair

Date: 5/24/23