

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, MAY 19, 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 6:04 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 of Planning Board Meetings - June 10, 2020; June 24, 2020; July 8, 2020 and April 28, 2021 (Regular & Executive Session)

Chairman Smith asked if there were any comments or suggested revisions to the draft minutes submitted for the Executive Session of the Planning Board meeting held on the April 28, 2021 and hearing none called for a motion to approve with member John McCloskey recused.

MOTION (PLANTIER, MOORE): I move that the Board approve the minutes of the April 28, 2021 Planning Board Executive Session meeting as submitted. Approved by roll call vote (5-0, with Mr. McCloskey recused and Mr. Allen serving as the Alternate Voting Member).

Chairman Smith asked if there were any comments or suggested revisions to the draft minutes submitted for the June 10, 2020, June 24, 2020, July 8, 2020 and April 28, 2021 meetings of the Planning Board and hearing none called for a motion to approve.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the minutes of the June 10, 2020; June 24, 2020; July 8, 2020 and April 28, 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 John Walsh gave an update on the ongoing demolition work at the former Taylor Rental property located at 1997 Boston Road, soon to be the site of the O'Reilly Auto Parts and Valvoline Oil Change operations.

4. **Appt Anthony Carnevale – Proposed Changes to Cedar Ridge PURD (SP14-04)
Land of Berkshire Funding Realty Trust, 404 Stony Hill Road**
Anthony Carnevale appeared before the Planning Board to report on the meeting he had with the residents of Cedar Ridge on Monday night to discuss proposed plans to revise and downsize the Cedar Ridge PURD project by building approximately 56 single dwelling units in a revised loop road configuration as shown on a preliminary site plan prepared by Sherman & Frydryk. Also present were a small number of residents from the Cedar Ridge community. Based on the comments from the residents Mr. Carnevale stated that he feels he is moving forward in the right direction but that it was going to take more work and creativity to make it appealing to the existing residents. Some residents expressed that working with Anthony has been very positive and they are happy with his willingness to look into the design and find the best positive outcome for the community. Topics discussed included the importance of modifying the proposed design to keep the look and feel of the new development compatible with the existing development, the approval process to be followed with special permit amendment being deemed the most appropriate option, the issue of whether the wetland delineation is still valid, the cost factor of the impact of construction traffic on the wear and tear of the existing roads, the legal issue of future units not blocking the view of certain existing units that paid a premium as view units and the status of and/or need for the clubhouse requirement.

5. **Stony Hill Road Sidewalk Project
Scenic Road & Public Shade Tree Joint Public Hearing - June 2, 2021**
Chairman Smith announced that the Planning Board will be conducting a joint public hearing with the Wilbraham Tree Warden on June 2, 2021 regarding a proposal from the Department of Public Works (DPW) to install sidewalks on Stony Hill Road between Dipping Hole Road and Mark Road. Planning Director Pearsall reported that the DPW has reached out directly to the affected homeowners where trees and stone walls need to be removed to inquire as to whether or not they would like to see new trees planted or the stone walls relocated.

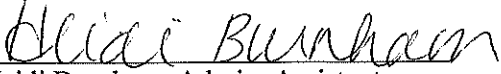
6. **Planning Director's Report & Planning Board Updates**
Planning Director Pearsall reported that today he received a public hearing notice from the Wilbraham Board of Health for June 15, 2021 at 6:00 PM to consider the application submitted by 120 Old Boston Road Recycling Company, LLC for major modification to the existing site assignment for a parcel of land it owns located at 120 Old Boston Road, Wilbraham. He will email a copy of the public hearing notice to the Board members.

7. **Summer Meeting Schedule**
The Planning Board agreed to meet on June 2, 2021, June 16, 2021, July 14, 2021 and August 11, 2021.

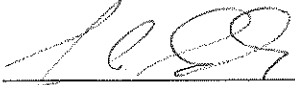
8. **Executive Session**
Chairman Smith declared that upon the advice of Special Town Counsel Alan Marshall, the Planning Board will not be meeting in executive session pursuant to M.G.L. c. 30A, § 21(a) (Reason #3) to discuss strategy with respect to ongoing litigation of the Planning Board regarding the complaint of ASD Three Rivers Solar, LLC, filed in the Land Court Department of the Trial Court of the Commonwealth of Massachusetts.

Having no further business, the regular portion of the meeting was adjourned by unanimous consent at 8:10 PM. The Board will reconvene in regular session at its next meeting on **Wednesday, June 2, 2021 at 6:00 PM.**

Submitted:


Heidi Burnham, Admin. Assistant
Date: 5/28/21

Approved As To Form And Content:


Jeffrey Smith, Chair
Date: 6/2/21