



**ZONING BY-LAW**  
**TOWN OF WILBRAHAM**  
**1990 REVISION**

**Adopted: June 25, 1990**  
**Approved: November 1, 1990**  
**Effective: December 3, 1990**

**Office of Planning & Community Development**  
**Town Office Building**  
**240 Springfield Street**  
**Wilbraham, Massachusetts, 01095**

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## PREFACE

This is the official Zoning By-Law of the Town of Wilbraham, Massachusetts, prepared by the Office of Planning & Community Development under the direction and supervision of the Wilbraham Planning Board.

The Wilbraham Zoning By-Law was adopted by Town Meeting on February 2, 1931. Subsequent revisions of the Zoning By-Law were approved by Town Meeting in 1946, 1964 and 1990. The 1990 Revision of the By-Law was adopted by Special Town Meeting on June 25, 1990, approved by the Attorney General on November 1, 1990, and enacted effective on December 3, 1990.

Amendments to the Zoning By-Law are listed in the Table of Amendments. The Zoning By-Law is published in a bound loose-leaf format to facilitate the incorporation of future amendments. Supplements to the By-Law will contain an instruction sheet directing the removal of obsolete pages and the insertion of replacement pages. The instruction sheet for the most current Supplement should be placed in the front of the volume, and it is recommended that deleted pages be saved and filed for historical reference.

Specific references are listed alphabetically by subject in a comprehensive index, which serves as a guidepost to quickly direct the user to the particular item of interest within the text. As necessary, particular subjects have been placed under several headings, and numerous cross references added within the index.

The Preface, the Introduction entitled "Laws and Regulations Governing Land Use", the Table of Contents, the Table of Amendments, the Appendices and the Index are included for convenience of reference only and do not constitute an official part of the Zoning By-Law.

Printed copies of the Zoning By-Law and related information about zoning matters may be obtained from the Planning Office as follows:

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Wilbraham, Massachusetts, 01095	
PHONE:	(413) 596-2806
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The complete text of the Zoning By-Law is also available in digital format and may be accessed via the internet on the Town of Wilbraham's official website which is located at the following address:

## INFORMATION RELATING TO LAWS AND REGULATIONS GOVERNING LAND USE IN THE TOWN OF WILBRAHAM

Land use in the Town of Wilbraham is subject to regulation under various Town Bylaws and Statutes of the Commonwealth. Included among these are the Wilbraham Zoning By-Law, adopted pursuant to Chapter 40A, "The Zoning Act", of the General Laws of the Commonwealth of Massachusetts, and the following:

**General By-Laws of The Town Of Wilbraham** set forth regulation of public conduct relating to the use of land in Wilbraham.

**Rules and Regulations Governing the Subdivision of Land** set forth the Wilbraham Planning Board's procedures and standards to be followed in the subdivision of land, the construction of ways and the installation of public services.

**State Building Code** sets forth the regulations, administered by the Building Inspector, relative to the construction, reconstruction, alteration, repair, demolition, removal, inspection, issuance and revocation of permits and licenses, installation of equipment, classification and definition of buildings and structures and use or occupancy thereof.

**State Environmental Code ("Title V")** sets forth the minimum standards for the protection of public health and the environment where circumstances require the use of individual systems for the disposal of sanitary sewage in areas where municipal sewage systems are not available.

**Wilbraham Board of Health Regulations** set forth local rules and regulations pertaining to the construction, alteration or repair of individual, on-lot sewage disposal systems, swimming pools, the raising of livestock, etc.

**State Wetlands Protection Act** and the **Wilbraham Wetlands By-Law** are administered by the Wilbraham Conservation Commission and provides for public review of proposed projects which involve construction or other alterations of land in or near wetlands or land deemed subject to periodic flooding.

**Massachusetts Environmental Policy Act (MEPA)** sets forth regulations which establish thresholds, procedures and timetables for state review of the environmental impacts of land use decisions which require permits, financial assistance or land transfer from Commonwealth agencies.

**Town of Wilbraham Sanitary Sewer Committee Rules and Regulations** and the **Town of Wilbraham Water Department Rules and Regulations** regulate access to and use of the town's sewer system and public water supply, respectively.

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