



## GRANBY PLANNING BOARD

10 West State Street

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*Approved as amended  
March 20, 2023*

Members Jim Trompke, Chair  
Present: Robert Sheehan, Jr., Vice Chair  
Jason Smigiel, Treasurer  
Nita Abbott, PVPC Commissioner

Members  
Absent: Melissa St. Germain, Secretary

Others:

Meeting: January 23, 2023

Location: In person at 1 Library Lane, Old Carnegie Building, Granby, MA

### Minutes

**CALL TO ORDER:** Chair Jim Trompke called the meeting to order at 5:02 PM.

### Administrative Items

#### Approval of Minutes

Minutes from August 22, 2023 were presented. No quorum present for the meeting to approval. The meeting minutes for August 22, 2023, will be presented for approval at a future meeting.

Motion to approve the meeting minutes from September 12, 2022, made by Robert Sheehan, Jr., and seconded by Jason Smigiel. Motion carried 3 approved, 0 opposed.

Minutes from September 19, 2023, were presented. There were some questions about 54R Ferry Hill ANR application. The Board will seek clarification from the Planning Consultant and will wait to approve the minutes at a future meeting.

#### Correspondence from Town Offices

Chair Trompke read and summarized a note from the Assistant Town Administrator regarding Annual Report. The Chair identified that the Planning Consultant Ken Comia can prepare that document.

#### Billing and Payments

Chair Trompke read and summarized an invoice from the Pioneer Valley Planning Commission for the amount of \$2,340.80, dated Dec 2, 2022. The invoice covered the time frame of July 1 – September 30, 2022.

Motion to approve payment of Invoice #1 from Pioneer Valley Planning Commission for the amount of \$2,340.80, dated December 2, 2022, made by Robert Sheehan, Jr., seconded by Jason Smigiel. Motion carried 3 approved, 0 opposed.

With regular meeting items discussion finished in anticipation of the public hearing, motion made by Robert Sheehan, Jr. to adjourn the regular meeting at 5:12 PM, seconded by Jason Smigiel. Motion carried 3 approved, 0 opposed.

## **New Business**

### Public Hearing – 220 West State Street, Kim’s Pet Resort, LLC

The Chair opened the public hearing at 5:15 PM.

He read the notice:

The nature of the hearing is to consider the petition of Kim’s Pet Resort, LLC (Applicant) / T & A Associates and Properties, LLC (Owner), seeking Special Permit and Site Plan Approval under Sections 6.2 and 6.3 of the Granby Zoning Bylaws and applicable of Section III – Regulations, 3.5.3 – Services regarding a proposed pet care/pet related services business at 220 West State Street, and known as Assessors’ Map 8B-B-1 in the town of Granby, MA.

Kim Goldsmith, 239 Taylor Street, Granby, provided a description of proposed business at 220 West State Street for a pet grooming business. She currently operates the business at 181 West State Street. She would like to open the business for pet grooming with the ability to provide pet-washing stations, doggy daycare, and possible overnight lodging of cats.

The Board reviewed the site plan. Ms. Goldsmith commented that there were no plans to do anything to the exterior of the building, or put up fencing. The site plan shows seven plus one handicap parking spaces. The Chair asked Ms. Goldsmith asked how many stations would be in the facility. Ms. Goldsmith responded with one washing station and three tables. Ms. Goldsmith added that the building added a handicap ramp and improved lighting. Ms. Goldsmith is seeking operating the business Monday through Saturday from 8 AM – 6 PM.

Mr. Trompke asked about pet waste. Ms. Goldsmith responded that dog waste is picked up in trash dogs and put in a dumpster.

There were no comments from the Board of Health or other departments.

Nick Robinson, 114 Pleasant Street, provided support for local businesses, including this proposed one.

Sarah, 16 Parish Hill Road, directly abutting 220 West State Street. She stated she did not receive any of the correspondence of public hearing. She also stated she is opposed to the granting of the permit for a number of reasons including opposition for the boarding of any animals. She stated that the Board considered this particular use a Services use. She disagreed with that assessment due to her position that she thought the use would have impacts similar to a boarding use – a dumpster with dog waste, traffic necessitating the amount of parking spots, the site plan showing a paved area. She stated that she believed the location of the parking spots would force the business traffic on Parish Hill Road rather than Route 202. She brought additional concerns about drinking water and septic systems of her property and surrounding neighbors regarding the ability of the

site to maintain current standards based on the new use. She brought concerns about the surrounding property values. She asked the Board to consider not granting the Special Permit.

Ms. Goldsmith said she will not be boarding dogs. She currently brings the pet waste to her home. She updated the septic system prior to buying the building and the Board of Health approved the system. JR Goldsmith, 139 Taylor Street, added that she grooms 9-12 dogs per day. She currently has requirement for 75 gallons of water of usage per day. If she used 20 gallons per day that would be on a high-end day. Mr. Goldsmith added there would be no dumpster on site. She stated that there were previously 12 parking spaces.

Sarah from 16 Parish Hill Road stated that there were three spots currently there. Another resident from Parish Hill Road stated that a typical shower is 17 gallons of water.

Mr. Trompke reminded the attendees that the Board of Health has jurisdiction of installation of sewer systems and water usage and outside of the Planning Board's purview.

Sarah reiterated concerns of parking and traffic on Parish Hill Road.

Ms. Goldsmith said she would not be feeding any dogs or keeping them overnight. She clarified "daycare" by saying the dogs would get groomed, but not fed. They may be kept on the premises while owners at work during the day. The Chair asked if the services would be confined to the building. Ms. Goldsmith responded that dogs would be walked in and kept in kennel and taken out to relieve themselves if given water through the length of time they are at the business. There are no fences, kennels, dog ties outside.

Mr. Jason Smigiel asked when someone drops a dog off for grooming, if they are there very long. Ms. Goldsmith responded that it is not typical, dependent on the service provided, or if dropped off if an owner is at work. She staggers appointments. The typical customer drops off for 2-3 hours for the service and then would pick them up.

The Chair asked who would be walking or supervising the dog while they relieve themselves during the day. Ms. Goldsmith said there was no planned area and as there was no intention to fence the area off. He asked if there was a designated area of the site where dogs could relieve themselves, he said that she should designate an area where dogs can go to the bathroom away from the site's well and without impacting abutters.

A resident said that there was a drain basin that did not provide a lot of area to be designated as a pet relief area.

Sarah asked the Board how they came up with the determination to oversee a special permit for a services use. The Chair offered the audience that typically the Board would approve a special permit with conditions, such as all activities may happen inside, etc. There are specific conditions placed on those permits and the zoning enforcement officer would enforce those conditions. He stated the reason for the public hearing is to hear everyone's concerns and then to vote, restating any conditions that would address those concerns. He offered that the bylaw does not cover every specific use, but they felt that services was appropriate. He stated that the Board reviews the application fairly for the applicant and neighbors/abutters.

Sarah suggested the Board a condition for business hours based on village overlay district and other uses, as well as to consider property values. Another resident seconded a condition for certain business hours.

The Chair entertained a motion to close the public comment. Robert Sheehan, Jr. made the motion to close the public comment, seconded by Board Member Nita Abbott. Motion carried 4 approved, 0 opposed.

The Chair said he would like to visit the site for two purposes before making a final decision: 1) to see if access from Rt. 202 to the back of the parking lot is accessible and 2) to see where a good spot around the septic system would be for pet relief.

The Chair asked the applicant about business hours being open Monday through Saturday 8-6 PM and Ms. Goldsmith offered Monday through Friday 8-6 PM and Saturday 9-5. Ms. Abbott asked about the number of dogs seen on a given day. Ms. Goldsmith responded 8-12 pets, including cats which would be groomed. Typically, eight dogs and four cats.

The Chair entertained discussion about possible conditions including no on-street parking, made by Mr. Sheehan, and hours of operations. Mr. Smigiel stated that he thought it was reasonable to have a weekday operation of ~~9-5~~ 8-6.

Ms. Goldsmith stated that she did not want to impact the town negatively and is responding to comments from her customers that the services are warranted.

Robert Sheehan, Jr. made the motion to continue the public hearing until Monday, February 13, 2023 at 5:15 PM. It was seconded by Nita Abbott. Motion carried 4 approved, 0 opposed.

Mr. Sheehan responded to a question regarding correspondence about the future discussion regarding the permit.

The Chair scheduled a site visit with the applicant on January 26, 2023, at 10:00 AM.

#### **Next Meeting**

The next regular Planning Board meeting will be Monday, February 13, 2023, at 5:00 PM.

I, Kenneth Comia, certify that these minutes are true and accurate minutes of the January 23, 2023, Planning Board meeting.

Respectfully submitted,

Kenneth Comia, AICP  
Pioneer Valley Planning Commission