



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

Website: www.granby-ma.gov

Members: Jim Trompke, Chair
Robert Sheehan, Jr., Vice Chair
Jason Smigiel, Treasurer
Lillian Camus, PVPC Representative
Nita Abbott, Secretary

Others: Dakota Richards
Tory Hanna, Davis Hill Development
Andy Veccellio, Davis Hill Development

Absent:

Meeting: Monday, August 23, 2021

Location: 1 Library Lane, Old Carnegie Building, Granby, MA

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 5 p.m.

Administrative Items

Reorganize

After discussion, the following motion was made:

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel for Lillian Camus to replace Nita Abbott as Secretary. Motion carried in favor, 0 opposed, 1 abstained (Lillian Camus).

Approval of June 28, 2021 Minutes

Jim Trompke asked if there were any changes to the June 28, 2021 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the June 28, 2021 minutes as written. Motion carried 5 in favor, 0 opposed, 0 abstained

Approval of August 9, 2021 Minutes

Jim Trompke asked if there were any changes to the August 9, 2021 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Nita Abbott to approve the August 9, 2021 minutes as written. Motion carried 4 in favor, 0 opposed, 1 abstained (Lillian Camus)

PVPC Contract - Update

Lillian Camus explained that there seems to be a question whether there is enough money in our account to cover the contract. As a result, Chris Martin has not signed the section in the contract certifying as to the availability of funds.

Jason Smigiel will follow up with Cathy Leonard regarding the available monies in our account and report back to the Board at the next meeting.

17 New Ludlow Road – Site Plan Review Decision

The Board reviewed the Site Plan Approval created by Ken Comia.

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the Site Plan Approval for 17 New Ludlow Road so it can be signed by all members present except for Lillian Camus as she was not at the meeting when the decision was made. Motion carried 5 in favor, 0 opposed, 1 abstained (Lillian Camus).

New Business

Tory Hanna – Proposed Solar on Easton Street - Discussion

Tory Hanna, of Davis Hill Development, gave a presentation of a proposed Agricultural Solar Canopy on the DeWitt family farm.

Mr. Hanna explained the proposed project is to install an elevated agricultural solar canopy approximately 10' above grade on 10 acres of land. The panels will be spaced 20' apart to allow for large trucks/tractors to drive beneath them to the crops that will be grown beneath the panels, and track the sun's movement from east to west. The size of the project is 1 MW. The 10 acres of land is classified as Farmland of Statewide Importance, according to MA Oliver2021 zoning.

Section 5.99.3.a.2 in the Town's current Bylaws states "Large-Scale Ground-Mounted Photovoltaic Installations shall not be allowed on Important Agricultural Farmlands as defined by the US Department of Agriculture as those soils found to be Important Farmlands pursuant to 7 C.F.R. § 657.5, that includes Prime Farmlands, Unique Farmlands and Additional Land of State Importance."

After some discussion, Jim Trompke asked Mr. Hanna to give the Board until our next meeting to clarify the Bylaw with the Town Attorney.

Old Business

Jim Trompke recused himself from the Private Event Bylaw and ANR East Street – Laflamme discussions and left the building.

Proposed Private Event Bylaw Discussion

Lillian Camus noted by the time the September date was announced for the Special Town Meeting, the Board did not have enough time to make any changes to the proposed Private Event Bylaw, hold a public hearing and submit it to the Select Board for the Special Town Meeting.

Robert Sheehan, Jr. suggested postponing discussion until a later date to be determined. The Board agreed.

ANR- East Street - Laflamme

Lillian Camus explained the Board was waiting for clarification as to whether the land in question was still in Chapter 61. On August 17, 2021 the Granby Select Board voted to exercise a Notice of Intent Not To Exercise Option Under Mass. General Laws Ch. 61 from the Select Board.

The original application also needed to have a date on it and not left blank.

Cathy Leonard received Check #21073 in the amount of \$500.00, dated June 24, 2021, from Heritage Land Surveying and Engineering, Inc., drawn on the Easthampton Savings Bank.

Cathy Leonard received an additional Check #243807 in the amount of \$125.00 on July 1, 2021.

The original site plans and application were not at the meeting so they could not be signed. Lillian Camus will contact Cathy Leonard for the site plans and application. Once they are secured, the Board members, except Jim Trompke, will make appointments with Cathy Leonard to sign the site plans.

Motion was made by Lillian Camus and seconded by Nita Abbott to approve the ANR for the five lots on East Street pending receipt of the plans and application. Motion carried 4 in favor, 0 opposed, 1 recused (Jim Trompke)

Any Other Business

Agenda Items for the September 13, 2021 - meeting starts at 5 p.m.

- Administrative
- Continued Discussion – Tory Hanna – Solar – Easton Street

Review of Action Items

No action items to review.

Open/New Action Items

Item	Responsible Party	Due Date
Contact Cathy Leonard RE Planning Board funds	Jason Smigiel	September 13, 2021
Contact Town Attorney RE Bylaw Section 5.99.3.a.2	Jim Trompke	September 13, 2021
Contact Cathy Leonard RE ANR Site Plans for Laflamme	Lillian Camus	August 24, 2021
Contact Cathy Leonard to sign ANR Site Plans for Laflamme once they are located	Lillian Camus, Robert Sheehan, Jr., Jason Smigiel, Nita Abbott	August 27, 2021
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

Next Meeting

The next regular Planning Board meeting will be Monday, September 13, 2021 at 5 p.m.

Adjournment

Motion was made by Jason Smigiel and seconded by Nita Abbott to adjourn at 6:04 p.m. Motion carried 4 approved, 0 opposed, 0 abstained.

I, Lillian Camus, certify that these minutes are true and accurate minutes of the August 23, 2021 Planning Board meeting.

Respectfully submitted

Lillian Camus
Secretary
PVPC Representative

Documents Reviewed at this Meeting:

- Minutes of the June 28 and August 9, 2021 Meetings
- Proposed Agricultural Solar Canopy – Dewitt Farm - Presentation