



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, Vice Chair
Robert Sheehan, Jr., Treasurer
Lillian Camus, Secretary, PVPC Rep

Others: William Scanlan, PVPC
Chad Brubaker, Lisciotti Development
Matthew Bombaci, Bohler Engineering

Absent: Glen Sexton, Chair
Rob Chauvin, Member

Meeting: Tuesday, June 4, 2019

Location: One Library Lane, Upper Level, Granby, MA

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 5:40 p.m.

Administrative Items

Approve Bills

None.

Approve Minutes

Approval of May 22, 2019 Minutes

Approval of the May 22, 2019 minutes was postponed to the next meeting.

Correspondence

None

Reorganization

Postponed until the next meeting.

ANRs

Jim Trompke reviewed the documentation submitted by Raymond Boisjolie. All needed documents were in the packet. The Board will ask Cathy Leonard to set up a joint meeting with the Zoning Board of Appeals.

Permitting Guide

Lillian Camus distributed hard copies of the Permitting Guide created by Pioneer Valley Planning Commission (PVPC) using a DLTA grant. Some errors were noted in the document.

Bill Scanlan will review the document for errors and update per recent Zoning Bylaw changes.

6 p.m. A motion made by Robert Sheehan, Jr. and seconded by Lillian Camus to close the regular Planning Board meeting and open the public hearing for Granby DG Series, LLC, then close the public hearing and reconvene the regular Planning Board meeting. Motion carried 3 in favor, 0 opposed, 0 abstained.

New Business

6 p.m. - Continued Public Hearing to consider the application of Granby DG Series, LLC, 83 Orchard Hill Park Drive, Leominster, MA 01453 for Site Plan Approval as required under the following sections of the Granby Zoning Bylaw:

- *Section 3.0 – Table 1. Schedule of Use Regulations*
- *Section 6.3 - Site Plan Approval*

The applicant proposes to construct a 7,489 square foot retail store on a 3.62 acre parcel, which will be created from a 9.13 acre parcel. The property is zoned General Business (GB) where retail stores are allowed by right with site plan approval by the Planning Board. The property is located on the south side of West State Street (Rt. 202) adjacent to the C&G Machine Tool Co., and is identified as Assessor's Parcel ID Map 3, Block G, Parcel 11. The property is owned by Omer A. Gingras, 17 Strong Farm Lane, South Hadley, MA.

Jim Trompke read the public hearing notice.

Matthew Bombaci updated the Board on changes made to the site plans based on the follow-up peer review.

Questions from the Board/PVPC:

- Bill Scanlan asked if the Board had any objection to the 10 p.m. close as an abutter requested 9 p.m. The Board discussed and review it again before making a final decision.

Questions from the Public:

- None

After some discussion regarding continuing the public hearing, the date of June 24, 2019 was agreed upon by all parties.

Motion made by Robert Sheehan, Jr. and seconded by Lillian Camus to continue the public hearing to June 24, 2019 at 6 p.m. at the Carnegie Library. Motion carried 3 in favor, 0 opposed, 0 abstained.

The public hearing ended at 6:25 p.m.

Old Business and Information

Solar Moratorium

Postponed to the next meeting.

Review CPV Red Rock Solar Draft Decision

The Board postponed any decision on the decision until the next full board meeting.

Any Other Business

Agenda Items for June 24 Meeting – meeting starts at 5:30 p.m.

- Administrative
- Reorganization
- Red Rock Decision
- Continuation of Public Hearing for Granby DG Series LLC at 6 p.m.

Review of Action Items

The Board postponed review of the action items to the next meeting.

Open/New Action Items

Item	Responsible Party	Due Date
Create memo to Steve Nally RE Granby DG Series, LLC escrow account	Lillian Camus	May 22, 2019
Contact GZA RE Sending in letter and credentials for Planning Board to consider for Approved Peer Reviewer List	Bill Scanlan	May 22, 2019
Have 10 copies of the Permitting Guide printed in color.	Lillian Camus	May 22, 2019
Obtain pricing for advertising in the Republican and Hampshire Gazette for a Recording Secretary	Lillian Camus	May 22, 2019
Obtain pricing for hiring a temp for the Recording Secretary position	Lillian Camus	May 22, 2019
Ask Catherine Ratte for a PVPC accounting to date.	Lillian Camus	In Progress
Meet with High School Principal re possible Recording Secretary candidates – UPDATE: Glen will try to contact the High School Principal if the current applicant is not interested in the job. Waiting to hear back from principal. No response from high school principal.	Glen Sexton	In Progress
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 Planning Board meeting will be Monday, June 24, 2019 at 5:30 p.m. in the upper level of the Carnegie Building.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to adjourn at 6:31 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the June 4, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary