



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

Members: Glen Sexton, Chair
Robert Sheehan, Jr., Treasurer
Lillian Camus, Secretary, PVPC Rep

Others: William Scanlan, PVPC
Chad Brubaker, Lisciotti Development
Matthew Bombaci, Bohler Engineering
Jean Christy, Tighe & Bond
Ashley Gilcrest, Tighe & Bond

Absent: Jim Trompke, Vice Chair
Rob Chauvin, Member

Meeting: Wednesday, May 22, 2019

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5:37 p.m.

Administrative Items

Approve Bills

None.

Approve Minutes

Approval of April 29, 2019 Minutes

Glen Sexton asked if there were any changes to the April 29, 2019 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve the April 29, 2019 minutes. Motion carried 3 in favor, 0 opposed, 0 abstained

Correspondence

Letter from Bacon & Wilson

The Board reviewed a copy of a letter sent to the Selectboard from Bacon Wilson notifying the town of Raymond J. MacKenzie and Shirley R. MacKenzie's intention to convert a portion of property on Taylor street out of Chapter 61A.

LaFlamme Property Conversion out of Chapter 61A

The Board reviewed a copy of a letter sent to the Selectboard notifying the Town of the Leonard E. LaFlamme, Bruce A. LaFlamme and Marc L. LaFlamme's intention to convert a portion of their property out of Chapter 61A.

Granby Solar LLC

The Board reviewed a copy of a letter from Kathy Kelly-Regan to Granby Solar, LLC informing them "no notice of appeal was filed" on their modification of the Special Permit & Site Plan approval which was approved by the Planning Board on December 11, 2017.

Large-Scale Ground-Mounted Solar Moratorium

William Scanlan asked the Board how they were going to approach reviewing the bylaws regarding large-scale ground-mounted solar. Glen Sexton suggested any discussion wait until there was a full Planning Board in attendance.

Raymond Boisjolie

The Board reviewed a Special Permit/Site Plan Approval application submitted by Raymond Boisjolie for a building over 1,200 sq. ft.

The Board will ask Cathy Leonard to relay to Mr. Boisjolie that the application was incomplete. Mr. Boisjolie will need to submit all the required documents. Once all the documents are received a joint meeting between the Planning Board and ZBA will be set up.

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.

Glen Sexton read the public hearing notice.

Matthew Bombaci updated the Board on changes made to the site plans based on the peer review. Mr. Bombaci noted an ANR has also been submitted. Mr. Bombaci

Jean Christy of Tighe & Bond reviewed her peer review of Granby DG Series LLC site plans.

Questions from the Board:

- Glen Sexton asked how many parking spaces are planned. Matthew Bombaci responded there are 38 parking spaces.
- Lillian Camus asked for a copy of the DOT's response to their plans in writing. Matthew Bombaci indicated they would supply the response requested.
- Lillian Camus asked where Jean Christy noted that part of the area is zones residential. Matthew Bombaci pointed it out on the plan and noted all the construction will be within the general business portion.
- William Scanlan asked if Matthew Bombaci could provide the DOT's detailed plans on the area covering their project. Matthew Bombaci indicated he would send the 25% plans the DOT had sent him.
- Robert Sheehan, Jr. asked if there were any land takings. Matthew Bombaci responded not in front of their site.
- Robert Sheehan, Jr. asked how any land-takings on the properties adjacent to their site would affect the detention basin. Matthew Bombaci responded it would not affect the detention basin at all.
- Glen Sexton asked if there is a loading dock. Matthew Bombaci responded there is just a flat concrete pad. Nothing raised.
- Robert Sheehan, Jr. noted we're going to have pavement there anyway, the lighting is much better than the old-style lighting, it can be directed, and if number of parking spaces meets the bylaws, I think it should stay.

Questions from the Public:

- Paul Mazzariello, 34 Ferry Hill Road – In the first meeting you had requested eliminating some of the parking spaces in the back and putting a hood over the light so it will not shine up. Need a clarification if that was done. Hours of operation requested are currently until 10 p.m. – Mr. Mazzariello would prefer a 9 p.m. closure. – Matthew Bombaci responded the lights do not shoot up at all. They are all directed down, not up or back. A potential client would like to be open until 10 p.m. It is up to the Board on the parking spaces.
- Carole Mazzariello, 34 Ferry Hill Road – I don't think it's necessary to have the four parking spots. Out of respect for the residential area where this is planned, we would appreciate considering a 9 p.m. closing time.
- Carole Mazzariello, 34 Ferry Hill Road – asked if there would be a lighted sign on the building. Matthew Bombaci noted the applicant will come back to the Board regarding signs.

Lillian Camus to check with Cathy Leonard regarding the site plans being sent to the Town Departments.

Chad Brubaker represented the applicant and asked for a continuance of the public hearing. After some discussion the date of June 4, 2019 was agreed upon by all parties.

Motion made by Robert Sheehan, Jr. and seconded by Lillian Camus to continue the public hearing to Tuesday, June 4, 2019 at 6 p.m. at the Carnegie Library. Motion carried 3 in favor, 0 opposed, 0 abstained.

The public hearing ended at 7 p.m.

Administrative Items (continued)

Borrego Solar Systems, Inc. – Sign Decision

The Board decided not to review the GCAM recording of their March 11, 2019 meeting with regard to the 0 Kendall Street Solar Project vote.

Glen Sexton asked the Board if they feel a need to wait until the next scheduled meeting to review the GCAM video from March 11, 2019 meeting. Lillian Camus did not see a need to wait and Robert Sheehan, Jr. agreed to move forward

Motion made by Lillian Camus. and seconded by Glen Sexton to sign the Borrego Solar decision. Lillian Camus – Yes, Glen Sexton – Yes, Robert Sheehan - No. Motion passed.

Bill Scanlan will remove the word “draft” and send a final version of the decision to Kathy Kelly-Regan to hold for Glen Sexton and Lillian Camus to sign.

Granby DG Series, LLC

The Board reviewed a memo to Steve Nally created by Lillian Camus instructing Mr. Nally to set up in an escrow account and deposit the check received from Lisciotti CRE LLC in the amount of \$9,900.00 for the peer review.

Glen Sexton signed the memo. Lillian Camus will give the memo to Cathy Leonard for processing.

CPV Red Rock Solar

The Board reviewed a memo to Steve Nally created by Lillian Camus instructing Mr. Nally to set up in an escrow account and deposit the check received from Tighe & Bond in the amount of \$1,600.00 for the peer review.

Glen Sexton signed the memo. Lillian Camus will give the memo to Cathy Leonard for processing.

Review CPV Red Rock Solar Draft Decision

The Board reviewed a draft of the CPV Red Rock Solar decision. The Board postponed any decision on the decision until the next full board meeting.

Lillian Camus would like to see wording added to the decision that they are subject to any changes as a result of the Solar Moratorium.

Lillian Camus asked if once the Solar Moratorium has ended on January 31, 2020 would CPV Red Rock Solar have to come back to the Planning Board if any changes affect them.

William Scanlan explained if changes were made to the solar bylaw, the Board would have to review the decision and plans to make sure they conform to any changes.

Lillian Camus noted the Board has not received a written decision from Conservation Commission regarding their review of CPV Red Rock Solar; however, we do have a copy of the Notification of Wetlands Protection Act File Number Conservation Commission filed with the Department of Environmental Protection on January 7, 2019.

William Scanlan asked about Condition #23 in the decision stating the decommissioning plan has been approved by the Planning Board. Did the Board receive the plan? The Board only received the decommissioning cost estimate that Tighe & Bond prepared. Mr. Scanlan included that document with the decision.

Glen Sexton noted the applicant would have a bond set up to cover the amount of decommissioning.

Any Other Business

Agenda Items for June 4 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 Tuesday, June 4, 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 7:37 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the May 22, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary