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
Jim Trompke, Vice Chair
Robert Sheehan, Jr., Treasurer
Jay Joyce, PVPC Representative
Lillian Camus, Secretary

Others: Larry Smith, PVPC
Adam Carmody
Sean Lamoureux
Michael Scott, Waterman Design Associates
Marc Laflamme

Absent:

Meeting: Monday, November 13, 2017

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

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 6:01 p.m.

Administrative Items

Approve Bills

Jim Trompke reviewed Invoice #1 in the amount of $1,806.23 from the PVPC. Invoice #1 is for services of the Pioneer Valley Planning Commission to the Town of Granby from July 1, 2017 through September 30, 2017.

> Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve Invoice #1 from the PVPC in the amount of $1,806.23. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of October 23, 2017 Minutes

Jim Trompke asked if there were any changes to the October 23, 2017 minutes. Hearing none,

> Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce approve the October 23, 2017 minutes. Motion carried 4 in favor, 0 opposed, 0 abstained.

Correspondence

Jim Trompke reviewed the following informational notices:

- Monday, November 20 – Granby Board of Appeals will hold a public hearing at the Granby Junior Senior High School cafeteria at 6:30 p.m. to consider the petition of Justin Raphaelson, Esq. on behalf of the Granby Bow and Gun Club Inc. seeking an appeal of the Board of Selectmen's decision, acting as the Zoning Enforcement Officer dated September 6, 2017.
- Monday, November 27 – Two Joint Public Hearings with the Zoning Board of Appeals and the Planning Board to consider
    - Application of Raymond L. Brousseau of 59 Ferry Hill Rd., for a Special Permit to erect a 36' x 48' modular horse barn.
    - Application of Charles Maheu of 326 Batchelor St., for a Special Permit to erect a 24' x 28' addition to an existing garage at that property.

Jim Trompke reviewed an e-mail from Cathy Leonard regarding a meeting on Wednesday, November 15 at 1 p.m. in Chris Martin's office. The meeting is with other departments/Boards to update the Town's regulations in order to comply with the new Storm Phase 2 regulations from EPA. Robert Sheehan, Jr. said he might be able to make the meeting. Others Board members already had meetings/appointments on their schedule which could not be moved.

New Business

ANR – Adam Carmody, 501 East State Street

Adam Carmody reviewed plans created by John Somers (surveyor) to convey a parcel containing 2,316 sq. ft. from Henrietta V. Beaton and Cynthia A. Butler to Adam M. Carmody and Michelle L. Giroux.

The Board approved the ANR as presented.

Check #623 received from Adam Carmody drawn on the United Bank in the amount of $250.00

M. Turgeon – Ferry Hill - Stonewall

Micheline Turgeon has purchased a lot on Ferry Hill Road and would like to open up a space in the existing stone wall to make a driveway into her lot. Jim Trompke noted any stones removed from the stone wall would have to be replaced on the wall. Additionally, the opening in the stone wall should not exceed 20 feet.

The Board asked for the assessor's description of the property which Ms. Turgeon will supply. Once the Assessors description of the property is received, Lillian Camus will create a letter from the Planning Board to Ms. Turgeon outlining its approval.

> Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to approve the removal of a portion of the stone wall with the removed stones remaining on the property to be reused on the stone wall entrance for an entrance not to exceed 20 feet. Motion carried 4 in favor, 0 opposed, 0 abstained.

S. Lamoureux – Site Plan Review Discussion

Sean Lamoureux reviewed a preliminary site plan review. Mr. Lamoureux noted he will need to make changes to the culvert and already has approval from the state to redo the culvert. Mr. Lamoureux also pointed out areas where arborvitae will be planted as screening.

Robert Sheehan, Jr. suggested Mr. Lamoureux should submit an application and go through the roundtable process to get input from all departments before coming to the Planning Board with the final site plan. Mr. Lamoureux will be submitting an application and needed materials with Cathy Leonard.

Alan Kotowicz

Robert Sheehan, Jr. recused himself and left the building.

Mr. Kotowicz reviewed site plans to create two building lots on the North side of Carver Street as shown as lots 3 and 4 on the site plan. Deed of property recorded in Hampshire County Registry of Deeds as Book Deed 1283, page 480.

The Board approved the ANR as presented.

Check #1370 received from Kotowicz Custom Homes drawn on the Chicopee Savings in the amount of $375.00

Robert Sheehan, Jr. returned to the building at 6:34 p.m.

> A motion was made by Jay Joyce and seconded by Robert Sheehan, Jr. at 6:35 p.m. to close the regular Board meeting until after the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.
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> A motion was made by Jay Joyce and seconded by Robert Sheehan, Jr. to open the public hearing at 6:36 p.m. Motion carried 4 in 0 opposed, 0 abstained.

6:30 p.m. - Continue Public Hearing to consider the application of Granby Solar, LLC, 4 Liberty Square, 3rd Floor, Boston, MA 02109 for a Special Permit and Site Plan Approval as required under the following sections of the Granby Zoning Bylaw:

- *Section 3.0 – Table 1. Schedule of Use Regulations*
- *Section 5.99 – Large Scale Ground Mounted Solar Photovoltaic Installations*
- *Section 6.2 – Special Permits*
- *Section 6.3 - Site Plan Approval*

The applicants propose to install a 3.0 MW (DC) large scale ground mounted solar photovoltaic (PV) facility on an approximately 15 acre portion of the approximately 108 acre parcel of land located at 134 South Street (Assessor's Parcel ID: 5-B-3-2, 5-B-4, 5-B-7) owned by Leonard and Bruce LaFlamme of 134 South Street, Granby MA (a/k/a Dickenson Farm, also fronting on Morgan and East Streets) which is located within the Residential Single Family (RS) Zoning District.

Jim Trompke announced that the public hearing was being recorded as one Board member was absent. The recording would allow that Board member to keep up-to-date with the proceedings.

Mr. Michael Scott, speaking on behalf of the applicant, reviewed the plans for solar panels. No earthwork is required except some gravel to be placed in the roadways.

Questions/Comments from the Board:

- Jay Joyce asked about the size of the footings for the solar panels. Mr. Scott replied there will not be any footings, it would just be a small post put in the ground.
- Larry Smith asked if the Conservation Commission was OK with the entrance on Morgan Street. Mr. Scott replied the Conservation Commission is OK with the Morgan Street entrance.
- Jay Joyce noted the residents have told him they do not want to see the solar panels at all when driving by that location.
- Larry Smith asked how tall of a fence would be needed to totally obscure the panels. Mr. Scott replied it would be a really tall fence, but he would have to look at the particulars of each area.
- Jim Trompke asked if all the materials be stored on site. Mr. Scott replied all materials will be stored on site.
- Jim Trompke asked about the timeline of the construction. Chris Clark responded the timeline would be approximately May 2018 through September 2018.
- Jim Trompke asked if that timeline would include all vegetation and screening. Mr. Clark responded it would include all vegetation and screening.
- Jim Trompke asked when the fencing would be installed. Mr. Clark responded the fencing would be the last to be installed.
- Jay Joyce asked for the construction engineer's information regarding installing the posts.

Questions/Comments from the Public

- Rick Chapdelaine, 58 East Street – Mr. Chapdelaine explained that from almost every viewpoint out of his house and yard the solar panels would be visible. He would like to see deer-resistant arborvitae for plantings which would grow to about 15' high on his side of the solar panels. He also expressed concern that the initial plantings not be seedlings which would take a long time to provide screening.
- Joan Gagne, 49 Morgan Street – Ms. Gagne would like something similar to arborvitae along the property line with her house
- Richard Gagne, 49 Morgan Street – Mr. Gagne noted they do not have an objection to the solar field. They just want something to block the view.

Jim Trompke asked Mr. Scott if he had any suggestions given the concerns voiced tonight. Marc Laflamme, who owns the property, did not have any problem planting 3 to 5-foot arborvitae.

Jim Trompke asked if they would stagger the arborvitae? Mr. Clark responded they could be in groups of threes, 8 feet on center. The plan will be revised to show the arborvitae.
Larry Smith asked if they met with the Conservation Commission yet. Mr. Scott noted they had not but are scheduled.

Jay Joyce asked about screening on New Ludlow Road. Mr. Laflamme responded that arborvitae have already been planted on New Ludlow Road as a wind break for the blueberry bushes planted in that area.

Jim Trompke asked when revised plans would be available. Mr. Scott responded he could have revised plans available in a couple of days.

Robert Sheehan, Jr. asked if the Board would want to consider affected immediate abutters be included for arborvitae plantings. Jim Trompke responded he would like to go out and look at the location before making a decision.

> A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to continue the public hearing to November 27, 2017 at 6 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.
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> A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce at 7:23 p.m. to close the public hearing and reconvene the regular meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

<u>Vote on a Zoning Bylaw to Establish a Temporary Moratorium on Recreational Marijuana</u>
Larry Smith completed a review of the Town's bylaws. At this stage any recreational marijuana business would be treated like a package store. It would still be restricted to any place but residential.

Lillian Camus will forward Larry Smith's memo regarding Marijuana Zoning Bylaw Review to Cathy Leonard for Chris Martin's information.

Glen Sexton arrived at the meeting at 7:32 p.m.

Completing Our Munsing Ridge Requirements
No discussion as this was completed at the last meeting.

Forming a "Driveway Committee"
No discussion as this was completed at the last meeting.

Old Business and Information
Discussion of property line setbacks to signage in the professional business overlay district
Discussion of business estate lots
Building Lots
Duplexes
Sewer/Water Infrastructure
Master Plan Update
Westover Metropolitan District Commission (WMDC)

Review of Action Items
Review of action items was postponed to the next meeting.

Open/New Action Items

Item	Responsible Party	Due Date
Create approval letter for M. Turgeon once assessor's information is received.	Lillian Camus	November 27, 2017
Forward Larry Smith's memo regarding Marijuana Zoning Bylaw Review to Cathy Leonard for Chris Martin's information.	Lillian Camus	November 14, 2017
Schedule only one public hearing at 6 p.m. per Planning Board meeting	Glen Sexton	Ongoing
Review sample bylaws for Common Driveways, Flag Lots/Estate Lots and Driveway Standards	Planning Board	Ongoing
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

The next Planning Board meeting will be Monday, November 27, 2017 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made by Jay Joyce to adjourn at 7:54 p.m. and seconded by Robert Sheehan, Jr. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the November 13, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary