



# PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: [www.granby-ma.gov](http://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  
Don Zebrowski, Chair Zoning Board of Appeals  
Frank Marion, Member, Zoning Board of Appeals  
Alan Champagne, Member, Zoning Board of Appeals  
Ronald Harrop, Member, Zoning Board of Appeals  
Kathy Bronner, Member, Zoning Board of Appeals  
Michael Scott, Waterman Design Associates  
Julie Beauchemin, Granby Solar, LLC  
Chris Clark, Granby Solar, LLC  
Justin Kasunich, Granby Solar, LLC  
Raymond Brosseau  
Charles Maheu

Absent:

Meeting: Monday, November 27, 2017

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

## Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 6:04 p.m.

### Administrative Items

#### Approve Bills

No bills to approve.

## Approve Minutes

### *Approval of November 23, 2017 Minutes*

Glen Sexton asked if there were any changes to the November 13, 2017 minutes. Robert Sheehan, Jr. noted on page 5 in the sentence of the paragraph just before the first motion should be changed to "...consider affected immediate abutters".

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. approve the November 13, 2017 minutes as amended. Motion carried 5 in favor, 0 opposed, 0 abstained.

## **New Business**

*6 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.*

Mr. Michael Scott, speaking on behalf of the applicant, discussed changes made to the site plan since the last Planning Board meeting. Changes included adding screening along the entire length of Chapdelaine's property that abuts the project, as well as along the Gagne property.

### Questions/Comments from the Board:

- Jay Joyce questioned utilities being above ground. Mr. Scott responded they can't go underground because of wetlands.
- Jay Joyce asked if signage would be up during and after the project with emergency contact information on them. Jay noted the signage needs to stay up the full life of the project. Mr. Scott confirmed there will be signage as noted by Jay.
- Jay Joyce confirmed with Mr. Scott that the Granby Fire Department will be trained prior to the project going online.
- Jay Joyce asked if all switches will be labeled. Mr. Scott responded there will be a placard on each pole containing the detailed information. The Granby Fire Department will be trained on which switch goes with each panel.

No questions from the public

A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke at 6:15 p.m. to close the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

The Board reviewed the draft decision created by Larry Smith and made the following changes:

- Cover Page
  - Change Property Owner to Leonard and Bruce LaFlamme
  - Change Property Address to 134 South Street, Granby, MA
  - Change Assessor's Map information to what was filed on the Special Permit
- Page 4 – Conditions – General, Paragraph 4, last sentence on that page has an errant letter “t” which should be deleted
- Page 8, Item 30 – Add “prior to construction and through decommission” right after “sign on the premises.”
- Page 9, Item 33 c – Replace “state recognized Holidays” with “and Town recognized holidays unless prior written approval is issued by the Town Administrator. Such requests must be received by the Town Administrator's office at least seven (7) calendar days prior to the holiday.”
- Page 9, Item 33 d. – Delete
- Page 11, Item 48 – Add the word “Planning” before “Board”.
- Page 11, Item 54 – Change “and a pdf version” on a USB drive in PDF...”
- Page 12, Item 57 b. Last sentence. Change “and an Adobe PDF electronic file format version” to on a USB drive in PDF format...”
- Page 12, Item 60 - Delete

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the Special Permit and Site Plan as amended. Motion carried 5 in favor, 0 opposed, 0 abstained.

Larry Smith will make the corrections noted above to the Special Permit and Site Plan Review Approval and resend to the Planning Board for signatures. Once all Board members have signed the Approval Larry asked if Cathy Leonard could scan the signed document and send it to him for his records.

A motion was made by Robert Sheehan Jr. and seconded by Jim Trompke at 6:36 p.m. to close the regular Board meeting and open the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

The next two public hearings were held in a joint session with the Zoning Board of Appeals.

*Consider the application of Raymond L Brousseau of 59 Ferry Hill Rd, Granby, MA for a Special Permit under Section 3, Table 1-Schedule Of Use Regulations and a Site Plan Approval under Section 6.3 of the Granby Zoning By-Laws, to erect a 36' by 48' modular horse barn at property located at 59 Ferry Hill Rd, Granby, MA and known as Map 3-F-12.5.*

Mr. Raymond Brosseau explained he just bought the property and is in process of making renovations. There is currently an old barn and shed on the property. He is purchasing a new barn which will have seven stalls and a tack room. The total square footage of the new barn is 1728 sq. ft. The grade of the property runs away from the barn.

Questions/Comments from the public:

- No questions from the public.

Questions/Comments from the Board:

- Jay Joyce noted the request states Mr. Brosseau is replacing a barn when he is actually adding a barn. Mr. Brosseau clarified he is adding a barn as the new barn will not be located in the same place as the current old barn.
- Jay Joyce asked how far the new barn will be from the well. Mr. Brosseau was not sure. They put in a new well specifically for the barn. There is an existing well for use at the house which is located near the house and away from the location of the new barn.
- Frank Marion asked what is the height of the barn? After reviewing site plans Mr. Brosseau provided, the response was the plan shows 16'5" to where the cupola begins.
- Jay Joyce noted the total square footage is actually 2,208 because of the 10' covered part at one end of the building.

A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke at 6:50 p.m. to close the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

The Board reviewed section 6.35 Site Plan Review Criteria of the bylaws to determine if the site plan criteria were met.

Site Plan Approval Findings

1. The proposed project conforms to the special permit requirements as listed in Section 6.2 of this Bylaw.
2. The Planning Board waives the requirement that the development shall be integrated into the existing terrain and surrounding landscape, and shall be designed to protect abutting properties and community amenities. Building sites shall, to the extent feasible: (a) minimize use of wetlands, steep slopes, flood plains, hilltops; (b) minimize obstruction of scenic views from publicly accessible locations; (c) preserve unique natural or historical features; (d) minimize tree, vegetation and soil removal and grade changes; and (e) maximize open space retention; and (f) screen objectionable features from neighboring properties and roadways.
3. Architectural style is compatible with the rural/historic character and scale of buildings in the neighborhood and the Town through the use of appropriate building materials, screening, breaks in roof and wall lines and other architectural techniques. Variation in detail, form and siting shall be used to provide visual interest and avoid monotony. Proposed buildings shall relate harmoniously to each other with adequate light, air, circulation, and separation between buildings.

### 3.5 Not Applicable

4. The development is served with adequate water supply and waste disposal systems
5. The plan maximizes the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent ways.
6. The site plan shows adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased run-off and potential for flooding. Drainage is designed so that runoff shall not be increased, groundwater recharge is maximized, and neighboring properties will not be adversely affected.
7. The development will not place excessive demands on Town services and infrastructure.
8. Electric, telephone, cable TV, and other such utilities will be underground where physically and environmentally feasible.
9. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses are set back or screened to protect the neighbors from objectionable features.
10. The site plan complies with any zoning requirements for parking, loading, dimensions, environmental performance standards, and all other provisions of this bylaw.

Additionally, the Board added one condition: to complete the project as per plans submitted.

Check #204 received from Ray Brosseau drawn on TD Bank in the amount of \$48.00 to cover the additional square footage.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve the 2,208-square foot barn as proposed. Motion carried 5 in favor, 0 opposed, 0 abstained.

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke at 7:10 p.m. to close the regular meeting and open the next public hearing.

*Consider the application of Charles Maheu of 326 Batchelor Street, Granby, MA for a Special Permit under Section 3, Table 1-Schedule Of Use Regulations and a Site Plan Approval under Section 6.3 of the Granby Zoning By-Laws, to erect a 24' by 28' addition to an existing garage at property located at 326 Batchelor Street, Granby, MA and known as Map 14-A-8.1.*

Mr. Charles Maheu explained he would like to add on to his barn for additional storage and a man cave.

Questions/Comments from the public:

- No questions from the public.

Questions/Comments from the Board:

- Jay Joyce asked where the storm water will be going. Mr. Maheu responded the storm water will be going into a dry well.
- Jay Joyce asked where the leach field is located. Mr. Maheu responded it is located to the left of driveway.
- Glen Sexton asked what the garage currently being used for. Mr. Maheu responded it is used for storage.
- Jim Trompke inquired if a bathroom would be included in the man cave. Mr. Maheu responded there would not be any plumbing in the man cave and referenced the form completed for the Building Department indicating No for “Sanitary Disposal System.”
- Robert Sheehan, Jr. asked what the square footage is of the new area. Mr. Maheu responded it is 672 sq. ft.
- Jay Joyce asked if the new part will be on a slab as the current building has a basement. Mr. Maheu responded it would be on a slab.
- Jay Joyce noted the new addition will be 39 feet from the nearest abutter.
- Jim Trompke asked where the driveway will be for the new garage. Mr. Maheu responded there will not be driveway access to the new building.
- Jim Trompke noted if Mr. Maheu is using any of the garages for business it wouldn’t be allowed according to the Land Use Classification on page 19 of the Bylaws. Mr. Maheu assured the Board that no business will be conducted there. Jim Trompke further clarified that would include any fabrication or storage of materials. Mr. Maheu responded no fabrication or storage of materials in the garages.

A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke at 7:26 p.m. to close the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

A motion was made by Jay Joyce and seconded by Lillian Camus to add a condition to add a dry well for storm water management. The Board then discussed any further conditions.

The Board reviewed section 6.35 Site Plan Review Criteria of the bylaws to determine if the site plan criteria were met.

Site Plan Approval Findings

1. The proposed project conforms to the special permit requirements as listed in Section 6.2 of this Bylaw.
2. The development will be integrated into the existing terrain and surrounding landscape, and shall be designed to protect abutting properties and community amenities. Building sites shall, to the extent feasible: (a) minimize use of wetlands, steep slopes, flood plains, hilltops; (b) minimize obstruction of scenic views from publicly accessible locations; (c)

preserve unique natural or historical features; (d) minimize tree, vegetation and soil removal and grade changes; and (e) maximize open space retention; and (f) screen objectionable features from neighboring properties and roadways.

3. Architectural style is compatible with the rural/historic character and scale of buildings in the neighborhood and the Town through the use of appropriate building materials, screening, breaks in roof and wall lines and other architectural techniques. Variation in detail, form and siting shall be used to provide visual interest and avoid monotony. Proposed buildings shall relate harmoniously to each other with adequate light, air, circulation, and separation between buildings.

### 3.5 Not Applicable

4. The development is served with adequate water supply and waste disposal systems
5. The plan maximizes the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent ways.
6. The site plan shows adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased run-off and potential for flooding. Drainage is designed so that runoff shall not be increased, groundwater recharge is maximized, and neighboring properties will not be adversely affected.
7. The development will not place excessive demands on Town services and infrastructure.
8. Electric, telephone, cable TV, and other such utilities will be underground where physically and environmentally feasible.
9. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses are set back or screened to protect the neighbors from objectionable features.
10. The site plan complies with any zoning requirements for parking, loading, dimensions, environmental performance standards, and all other provisions of this bylaw.

Additionally, the Board added one condition: to add a dry well for storm water management.

A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to approve the 24' x 28' addition to an existing garage as conditioned and submitted by the applicant. Motion carried 5 in favor, 0 opposed, 0 abstained.

### Fees

Joe Maheu indicated he already gave Cathy Leonard a check which she will split between the Planning Board and ZBA.



The Board discussed what fees should be charged. The result was:

- \$267.20 which is \$200.00 for Site Plan Approval Plus \$ 67.20 (672 sq. ft. x \$.10)
- \$50 for notice to abutters
- Actual cost for the public hearing advertisements

#### Bill Porter

Bill Porter questioned where the Board was regarding revising the estate lot building code. Jim Trompke responded the Board has discussed the issue and are working on wording with the Pioneer Valley Planning Commission to refine the wording.

Mr. Porter asked if he could show the Board plans for a potential project at 121 West State Street.

At this point, Robert Sheehan, Jr. recused himself and left the building.

The Board reviewed the plans and made some suggestions including having Mr. Porter return with finalized plans after going through the application process.

#### Bylaw Violations

Jim Trompke brought up the issue of the lack of response from the Selectboard in their capacity as acting enforcer by Bylaw violations to letters sent detailing violations.

Jim Trompke and any other available members of the Planning Board will follow up with Selectboard at one of their future meetings regarding follow up regarding bylaw violation letters sent.

#### Storage of Electronic Data

Jay Joyce inquired about possibly storing electronic data generated by and for the Planning Board on the Town's web site.

Glen Sexton will discuss with Chris Martin giving the Planning Board access to a specific folder on the Town's web site to store minutes and any electronic data received pertaining to projects.

#### **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*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Make the corrections to the Granby Solar LLC Special Permit and Site Plan Review Approval and resend to the Planning Board for signatures	Larry Smith	December 11, 2017
Create Site Plan Review Approval for Mr. Raymond Brosseau for Planning Board signatures	Lillian Camus	December 11, 2017
Create Site Plan Review Approval for Mr. Charles Maheu for Planning Board signatures	Lillian Camus	December 11, 2017
Discuss access to special folder on Town website for Planning Board data	Glen Sexton	December 11, 2017
Purchase name plates and gavel for Planning Board meetings. Gavel received. Glen to pick up name plates from Staples	Glen Sexton	In Process
Ask Chris Martin to obtain an official letter from the Town Attorney regarding the Mullins Rule.	Glen Sexton	In Process
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, December 11, 2017 at 6 p.m. in the Carnegie Library.

**Adjournment**

Motion was made by Jim Trompke to adjourn at 8:28 p.m. and seconded by Glen Sexton. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the November 27, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Secretary