



# 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:

Absent:

Meeting: Monday, December 11, 2017

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

## Minutes

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

### Administrative Items

#### Approve Bills

No bills to approve.

#### Approve Minutes

##### *Approval of May 22, 2017 Minutes*

Glen Sexton asked if there were any changes to the May 22, 2017 minutes. Not hearing any changes,

Motion was made by Jay Joyce and seconded by Jim Trompke approve the May 22, 2017 minutes. Motion carried 4 in favor, 0 opposed, 1 (Robert Sheehan, Jr.) abstained.

##### *Approval of November 27, 2017 Minutes*

Glen Sexton asked if there were any changes to the November 27, 2017 minutes. Not hearing any changes,

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. approve the November 27, 2017 minutes. Motion carried 5 in favor, 0 opposed, 0 abstained.

*Approval of December 5, 2017 Minutes*

Glen Sexton asked if there were any changes to the December 5, 2017 minutes. Not hearing any changes,

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce approve the December 5, 2017 minutes. Motion carried 5 in favor, 0 opposed, 0 abstained.

April 11, 2017 Minutes

Lillian Camus explained that upon review, the April 11, 2017 meeting minutes were not created for the Board's approval. Lillian was not at that meeting to take the minutes. Jim Trompke will check his records to see if he took the minutes. Lillian will follow up with Cathy Leonard and Kathy Kelly-Regan for background on the ANR scheduled at that meeting.

Granby Solar, LLC

The Board discussed additional fees that could be charged. The Board decided not to charge additional fees as the changes made were at the accommodation of the Board.

Munsing Estates

The Board reviewed the invoicing for Munsing Ridge. Specifically, they reviewed the \$250.00 per document for easement review by attorney and how Cathy Leonard would know when and how much to bill for the easement review(s). After much discussion, the Board will review the easement reviews with Larry Smith for clarification.

Raymond Brousseau, 59 Ferry Hill Road Site Plan Approval

The Board reviewed the final Site Plan Review Approval document and signed two copies of the document. Lillian Camus will drop off the documents with Cathy Leonard for processing.

Charles Maheu, 326 Batchelor Street Site Plan Approval.

The Board reviewed the final Site Plan Review Approval document and signed two copies of the document. Lillian Camus will drop off the documents with Cathy Leonard for processing.

Amend and Approve Hearing Decisions

The Board discussed the public hearings for Granby Solar LLC. After discussion,

Motion made by Robert Sheehan, Jr., and seconded by Jim Trompke, to rescind the votes made November 27, 2017 as well as the vote on December 5, 2017 based on facts that have become apparent as of late. Motion carried 4 in favor, 0 opposed, 1 (Glen Sexton) abstained.

Motion made by Robert Sheehan, Jr., and seconded by Jim Trompke, to approve the Special Permit and Site Plan as amended on November 27, 2017 for the Granby Solar, LLC. Motion carried 4 in favor, 0 opposed, 1 (Glen Sexton) abstained.

## **New Business**

ANR – ERA Laplante

Applicant canceled.

Alan Kotowicz – Letters for K-Pine Estates Phase 2

Not discussed as no one showed up.

## **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 open/new action items postponed to the next meeting.

### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
April 11 minutes – check for draft notes	Jim Trompke	January 8, 2018
Check with Cathy Leonard and Kathy Kelly-Regan for info on Jim Nawrocki – Lyons St. ANR	Lillian Camus	January 8, 2018
Raymond Brousseau signed Site Plan Review Approval to Cathy Leonard	Lillian Camus	January 8, 2018
Charles Maheu signed Site Plan Review Approval to Cathy Leonard	Lillian Camus	January 8, 2018
Update Granby Solar LLC decision, send to Cathy Leonard for printing and as a central location for Board members to sign and then processing	Lillian Camus	December 12, 2017
Obtain the information the Board requires to make an informed decision regarding marijuana facilities	Larry Smith	November 13, 2017
Drop off one more copy of the Munsing Estates decision with Cathy Leonard for Planning Board members to sign	Lillian Camus	October 24, 2017
Forward hours spent on projects form to Planning board	Larry Smith	November 13, 2017
Purchase a recorder for Planning Board use during public hearings	Jim Trompke	November 13, 2017
Create letter to Fire Chief regarding driveways at Munsing Estates for Glen to sign	Lillian Camus	November 13, 2017

Bring up the topic to explore a possible future driveway bylaw with the Selectboard	Glen Sexton	November 13, 2017
Deliver signed bylaw violation letters to Cathy Leonard	Lillian Camus	October 12, 2017
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, January 8, 2017 at 6 p.m. in the Carnegie Library.

### **Adjournment**

Motion was made by Jim Trompke to adjourn at 7:02 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 December 11, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Secretary