



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:

Absent:

Meeting: Tuesday, December 5, 2017

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5:10 p.m.

Administrative Items

Granby Solar LLC

The Board reviewed the latest plans which were not available at its November 27 meeting. The review was to determine that the plans contained the planting specifics requested by the Board.

The Board also reviewed charges to be billed to Granby Solar LLC. The total square footage was determined to be 1,088 sq. ft. which is 448 sq. ft. (1,282 – 4” posts), plus two concrete pads for the inverters at 320 sq. ft. each.

Charges to be billed:

\$108.80 -total of 1,088 sq. ft. at \$0.10/sq. ft.

\$400.00 Special Permit with Site Plan Approval

\$1,973.20 Larry Smith

\$2482.00 total

Plus, advertising and notice to abutters per invoices received by Cathy Leonard.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve and submit the fees for Granby Solar LLC. 4 in favor, 0 opposed, Glen Sexton abstained.

Upon further consideration of the Mullins Law, Glen Sexton has chosen to abstain. The vote to approve the Special Permit and Site Plan for Granby Solar, LLC as amended stands at 4 in favor, 0 opposed, and Glen Sexton abstaining.

Raymond L. Brousseau – 59 Ferry Hill Road

The Board reviewed the Special Permit criteria checklist for Mr. Brousseau's request to erect a modular horse barn. The criteria will be included in the Board's decision document.

Charles Maheu – 326 Batchelor Street

The Board reviewed the Special Permit criteria checklist for Mr. Maheu's request to erect a 24' by 28' addition to an existing garage. The criteria will be included in the Board's decision document.

Selectboard Meeting

Glen Sexton informed the Board that the Selectboard will be forming a committee to assist the Building Inspector with code enforcement. The committee will consist of three members, one from the Planning Board, one from the Zoning Board of Appeals and Chris Martin. The committee work with new Building Inspector reviewing any bylaw violations. The Building Inspector will do the code enforcement.

Storage

Jay Joyce asked if there was any progress on the issue of where the Board could file the USB and electronic documents it receives for various projects. Chris Martin will check and get back to Glen Sexton on possibilities.

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
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
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 Lillian Camus to adjourn at 6:18 p.m. and seconded by Jim Trompke.
Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the December 5, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary