



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
Lillian Camus, Secretary
Jay Joyce, PVPC Representative

Others: Larry Smith, PVPC
Susan Westa, PVPC
Steve Carpenter
June Carpenter

Absent: Robert Sheehan, Jr., Treasurer

Meeting: Monday, March 12, 2018

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 February 26, 2018 Minutes

Glen Sexton asked if there were any changes to the February 26, 2018 minutes.

Motion was made by Jay Joyce and seconded by Jim Trompke approve the February 26, 2018 minutes. Motion carried 4 in favor, 0 opposed, 0 abstained.

New Business

Discussion – Steve Carpenter

Steve Carpenter explained that he and Susan Carpenter own the empty property located in between the Polish National Credit Union and the old Street Lumber building. Mr. Carpenter talked about potentially dividing the property and how the land could be developed.

Jim Trompke noted the area is zoned Mixed Use.

PVPC

Larry Smith introduced Susan Westa who will be replacing him as the PVPC contact with the Planning Board. Larry will continue to follow up with the Munsing Estates Subdivision project. Susan will cover everything else.

The Board welcomed Susan and look forward to working with her.

Munsing Estates Subdivision

Larry Smith updated the Board regarding an e-mail from Donald Frydryk, of Sherman & Frydryk, LLC, asking if the Board had signed the mylars for the project. Mr. Smith explained the developer's attorney was asking as they need to register the mylars in order to sell lots.

Mr. Smith explained to Mr. Frydryk the required documents, including a Performance Guarantee, have not been submitted to the Planning Board. The mylars will not be signed prior to the receipt of all the document.

DLTA Grant

Susan Westa reviewed a draft of the guide which is being paid for by the DLTA grant. The draft guide was based on one completed for the Town of Ludlow last year. Susan will personalize it to Granby.

Larry suggested Susan work with a subcommittee of the Planning Board. Lillian Camus and Jim Trompke will work with Susan on the draft. The project must be completed by December 31, 2018 when the grant expires.

Larry Smith discussed adding a fast track program as some towns have done. Typically, the fast track is applied to industrial property and benefits the developer. You go through the same permitting process, but within a quicker/shorter timeline. All the Town Boards/Committees would review it at the same time instead of at separate times.

Mr. Smith added if the Board was going to add a fast track program it will need to be included in the guide and be voted on by the Town as it requires a bylaw change. In that case, a public hearing would need to be held in October in order for the fast track program to be included in bylaw changes for the November Town meeting.

Bylaw Changes

Lillian Camus to send the ongoing list of bylaw changes she has been accumulating to the Board for review at the next meeting. Jim Trompke noted the Board should be reviewing where buy-in would be needed from other committees.

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

The Board postponed review of the action items to the next meeting

Open/New Action Items

Item	Responsible Party	Due Date
Create letter to PC Development for Glen to sign	Lillian Camus	Completed
Bring up the topic to explore a possible future driveway bylaw with the Selectboard	Glen Sexton	March 12, 2018
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
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, March 26, 2018 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made by Jim Trompke and seconded by Lillian Camus to adjourn at 6:45 p.m.

Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the March 12, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary