



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
Lillian Camus, Secretary
Jay Joyce, PVPC Representative

Others: John Hammer, Milone & MacBroom
Eddie Widofsky, Steffian Bradley Architects
Chris Cykley, Construction Solutions Group
Attorney James Baker, Law Office of James E. Baker, PC

Absent:

Meeting: Monday, February 26, 2018

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 6:03 p.m.

Administrative Items

Approve Bills

No bills to approve.

Approve Minutes

Approval of January 22, 2018 Minutes

Glen Sexton asked if there were any changes to the January 22, 2018 minutes. Robert Sheehan, Jr. suggested making changes to the ANR – Lyons Street. Second sentence, change for to from. Last sentence, add Registered Surveyors after Richard Para and before license.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. approve the January 22, 2018 minutes as amended. Motion carried 3 in favor, 0 opposed, 2 abstained (Jay Joyce and Lillian Camus).

Approval of February 12, 2018 Minutes

Glen Sexton asked if there were any changes to the February 12, 2018 minutes.

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce approve the February 12, 2018 minutes. Motion carried 4 in favor, 0 opposed, 1 abstained (Jim Trompke).

New Business

ANR – Attorney Baker – Amherst Street

The Board reviewed an ANR presented by Attorney James Baker. Parcel B-1, not a building lot, to be conveyed from Cook to Theroux, House #306 Amherst Street, Granby.

Attorney Baker will drop off three additional paper copies and one more copy of the ANR form to Cathy Leonard for the Planning Board to sign.

The Board approved the ANR as presented.

Check #received from The Law Office of James E. Baker, P.C. drawn on the Bank of America in the amount of \$250.00

Discussion – MacDuffie School – Turf Fields

Mr. John Hammer explained he is working with Steffian Bradley Architects to replace one of the grass pervious fields with another synthetic pervious field.

Jay Joyce asked how far the turf field is from the wetlands, well and septic. Mr. Widofsky responded that it looks like we are 600 ft. from the wetlands and outside the well circle, and far away from the septic.

Mr. Hammer further explained they would be using 6” of gravel, then a shock pad. They do not have to bring in anything but gravel on site as they will be reusing the topsoil that is there.

Jay Joyce noted the Town has received some violations from DEP. Jay would like to see the Board of Health and Conservation sign off on this project.

Jay made a Motion made by Jay Joyce and seconded by Lillian Camus to send the turf field project to the Board of Health and Conservation Commission for their approval prior to a Planning Board decision. Motion failed. 2 in favor, 3 opposed, 0 abstained

DLTA Grant Update

Glen Sexton signed the Affirmation of Community Commitment on February 5, 2018. Cathy Leonard e-mailed the signed document to Larry Smith on February 6, 2018.

The Board will discuss the next steps at their March 12, 2018 meeting.

Munsing Ridge Estates

The Board discussed the inquiry from Donald Frydryk of Sherman & Frydryk, LLC asking if the Planning Board has signed the mylars for the Munsing Ridge Subdivision. The Board also discussed Larry Smith's February 15, 2018 e-mail asking if the documents required by the Board when approving the development had been received. After a check with Cathy Leonard it was determined the documents had not been received.

Lillian Camus will compose a letter to PC Development stating the conditions that need to be met prior to the Planning Board signing of on the mylars. Glen Sexton to sign the letter at the Selectboard's March 5 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

Open/New Action Items

Item	Responsible Party	Due Date
Create letter to PC Development for Glen to sign	Lillian Camus	March 5, 2018
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 12, 2018 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to adjourn at 7:46 p.m.
Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the February 26, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary