



# PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: [www.granby-ma.gov](http://www.granby-ma.gov)

Members: Glen Sexton, Chair  
Jim Trompke, Vice Chair  
Robert Sheehan, Jr., Treasurer  
Lillian Camus, Secretary

Others: Robert Leclair

Absent:

Meeting: Monday, July 9, 2018

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

## Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 6:01 p.m.

### **Administrative Items**

#### Approve Bills

No bills to approve.

#### Approve Minutes

##### *Approval of June 25, 2018 Minutes*

Glen Sexton asked if there were any changes to the June 25, 2018 minutes. Lillian Camus noted a change on page 5 – the word Tuesday should be changed to Monday for the day of the next Planning Board meeting,

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. approve the June 25, 2018 minutes as amended. Motion carried 4 in favor, 0 opposed, 0 abstained.

#### Updating ANR Form and Guideline to File ANR

Lillian Camus presented the Board with updated versions of the ANR form and Guidelines to File ANR. The Board reviewed the documents and will vote on the changes at their next meeting.

### July 10, 2018 Public Hearing

Robert Sheehan, Jr. informed the Board that he will be at the July 10, 2018 public hearing but will have to leave the meeting at about 6:50 p.m. as he is scheduled to be on the Board of Health's meeting.

### **Correspondence**

#### Kendall Street Solar

The Board reviewed email from Joe Tassone, a consultant to Borrego Solar. Borrego Solar is proposing the installation of solar panels on Kendall Street. Mr. Tassone asked if a meeting could be scheduled with the planner during office hours before the July 23, 2018 public hearing on the project.

The Board concluded, as the Town does not have a Planner, the answer would be no.

#### 59 Ferry Hill Road – Horse Barn

The Board reviewed a letter, dated June 15, 2018 and revised July 9, 2018, from Greg Briggs, Zoning Code Officer for the Town, to the Planning Board, Selectboard, Zoning Board, Conservation Commission and Board of Health. The letter details various violations.

Jim Trompke noted the issues need to be brought before a committee, which consists of Chris Martin, Jim Trompke, Don Zebrowski and Greg Briggs, for further review prior to going to any Boards.

### **New Business**

#### ANR Chicopee Street - Leclair

The Board reviewed an ANR application from Robert Leclair. Mr. Leclair explained he was obtaining land from the Kestrel Land Trust.

Jim Trompke explained Kestrel Land Trust has to first go through the process of according to Massachusetts General Law Chapter 61A to take the land out of Chapter 61A. Kestrel Land Trust would then have to submit an ANR to the Planning Board.

Mr. Leclair took back all the paperwork and will confer with Kestrel Land Trust.

### **Old Business and Information**

#### Recording Secretary

Lillian Camus updated the Board on the search for a Recording Secretary. Cathy Leonard has placed an ad in the newspaper as well as posted it in the News tab on the Town's website. To date no applications have been received.

Cathy Leonard also noted the Conservation Commission is looking for an recording secretary who could potentially be interested in more hours by being the Planning Board's Recording Secretary.

The Board was receptive to the idea.

### Vacant Planning Board Seat

Lillian Camus updated the Board on the Planning Board's empty seat. Cathy Leonard has not seen any applications for the position.

Glen Sexton will reach out to Jennifer Curran and Rob Chauvin, who had previously showed interest in a Planning Board seat and ask them to submit their resume to Chris Martin.

### Other

Discussion of business estate lots

Duplexes

Sewer/Water Infrastructure

Westover Metropolitan District Commission (WMDC)

### **Any Other Business**

#### Agenda Items for Next Meeting

Items for next meeting:

- Kendall Street Solar Public Hearing
- Anything else that comes up before the next meeting

### **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> |
|---|--------------------------|-----------------|
| Ask Jennifer Curran and Rob Chauvin to submit applications for Planning Board vacant seat   | Glen Sexton              | July 23, 2018   |
| Invite the person proposing a retail establishment project to a Planning Board meeting to review the project                          | Jim Trompke              | July 9, 2018    |
| Meet with High School Principal re possible Recording Secretary candidates – UPDATE: Glen is waiting to hear back from an e-mail sent | Glen Sexton              | July 9, 2018    |
| Ask Cathy Leonard to order a new stamp for the mylars with black ink  | Lillian Camus            | July 9, 2018    |
| Purchase name plates and gavel for Planning Board meetings. Gavel received. Glen to pick up name plates from Staples                  | 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         |

**Next Meeting**

The Planning Board and the Selectboard will hold a public hearing at 6:35 p.m. on Tuesday, July 10, 2018 at the Senior Center, 10-B West State Street, to present and discuss proposed amendments to the Town Bylaws and Zoning bylaws.

The next Planning Board meeting will be Monday, July 23, 2018 at 6 p.m. in the upper level of the Carnegie Building.

**Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to adjourn at 6:42 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the July 9, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus, Secretary