



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: Frank Marion, Vice Chair, Zoning Board of Appeals
Ronald Harrop, Zoning Board of Appeals
Alan Champagne, Zoning Board of Appeals
Kelly Bernier
Laurie Bernier
Barry Bernier
Daniel Theroux

Absent:

Meeting: Monday, May 15, 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 May 1, 2018 Minutes

Glen Sexton asked if there were any changes to the May 1, 2018 minutes. Hearing none,

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. approve the May 1, 2018 minutes. Motion carried 5 in favor, 0 opposed, 0 abstained.

New Business

Solar Bill Review

The Board reviewed what was already billed to South Street Solar Power LLC which was Invoice #17-07, dated December 11, 2017, in the amount of \$893.70. Larry Smith of Pioneer Valley Planning Commission did not submit consultant fees until April 5, 2018. As a result, the consultant fees of \$893.70 were not billed to South Street Solar Power LLC.

South Street Solar Power LLC withdrew their Site Plan Review and Special Permit applications without prejudice on July 24, 2017.

Jim Trompke suggested an audit be completed to make sure all our expenses are covered, and we do not owe South Street Solar Power LLC a refund of some of the money they paid, such as site plan approval charge.

Motion was made by Robert Sheehan, Jr., and seconded by Jim Trompke, to ask the Town Accountant to complete an audit on 174 South Street Solar to determine if all bills have been paid for consulting fees, legal fees, etc. If there is a balance on the monies previously received from this company the balance is to be reimbursed to this company. Motion carried 5 in favor, 0 opposed, 0 abstained.

Zoning Bylaw Review for Retail Marijuana

The Board reviewed the discussion from the May 8, 2018 meeting in which the Board reviewed zoning regarding marijuana retail stores.

Motion was made by Jim Trompke, and seconded by Robert Sheehan, Jr., that cannabis retail/commercial will only be allowed in General Business (GB) and no closer than 500 ft. property line to property line straight line to public or private school to include any licensed daycare. This is subject to special permit and site plan approval by the Planning Board. Any commercial growth/operation shall be indoor facilities only and allowed in Industrial (I) and Business Park Overlay District with site plan approval by the Planning Board. Motion carried 5 in favor, 0 opposed, 0 abstained.

6:40 p.m. – Glen Sexton left the meeting.

6:45 p.m. - Kelly Bernier – Discussion – 181 West State Street

Barry Bernier reviewed previously approved site plans for his catering business, showing a portion of which Kelly Bernier would be using for her business called Better Days Apothecary. Ms. Bernier makes herbal products and is looking to sell them wholesale

A review of the site plans shows seven (7) parking spaces which includes one (1) handicap space. Jim Trompke noted Kelly Bernier would have to file for a permit for the sign for her business. He encouraged her to review the bylaws prior to filing for the permit.

The Board reviewed plans presented and did not have any objection as there is no use change from the original decision. It is still retail.

7:04 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to close the regular Board meeting until after the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

7:05 p.m. Public Hearing

Public Hearing to consider the petition of Daniel Theroux seeking a Special Permit under Section 6.2 and Site Plan Approval under Section 6.3 of the Granby Zoning By-Laws, and applicable of Section III- Regulations, 3.105. – Accessory Uses, regarding a private garage or stables exceeding Twelve Hundred (1200) feet in area to be located 306 Amherst Street, Granby, MA, known as Map 10-C-7.1.

Daniel Theroux explained he would like to build a 3,175 square foot l-shaped barn/storage. The building will be 20 feet from the nearest property line.

Questions/Comments from the Public:

- No questions.

Questions/Comments from the Board and ZBA

- Jim Trompke questioned differences between the copies of the Special Permit and Site Plan Approval documents and what is being requested. Specifically, the size of the building on the application states it is 40' x 80' for a total of 3,200 sq. ft. Mr. Theroux explained he had handed in updated paperwork to reflect the changes.
- Jay Joyce voiced concern about the lack of a topical map.

7:15 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to close the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

The Planning Board continued discussion of the special permit and site plan approval. The actual size of the proposed barn/storage is 35' x 80' with a 25' x 15' "l-shape" for a total of 3,175 square feet.

The following conditions are to be included in the Planning Board's decision:

- The barn/storage is for residential use only.
- The updated application paperwork is provided to the Planning Board

The Board reviewed section 6.35 Site Plan Review Criteria of the bylaws to determine if the site plan criteria were met.

1. The proposed project conforms to the special permit requirements as listed in Section 6.2 of this Bylaw.
2. The development is integrated into the existing terrain and surrounding landscape and is designed to protect abutting properties and community amenities. Building sites do, to the extent feasible: (a) minimize use of wetlands, steep slopes, flood plains, hilltops; (b) minimize obstruction of scenic views from publicly accessible locations; (c) preserve unique natural or historical features; (d) minimize tree, vegetation and soil removal and grade

changes; and (e) maximize open space retention; and (f) screen objectionable features from neighboring properties and roadways.

3. The architectural style will be compatible with the rural/historic character and scale of buildings in the neighborhood and the Town through the use of appropriate building materials and screening. The proposed building relates harmoniously to each other with adequate light, air, circulation, and separation between buildings.

3.5 Not Applicable.

4. Not Applicable.

5. Not Applicable.

6. The site plan shows adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased run off and potential for flooding. Drainage is designed so that run off shall not be increased, groundwater recharge is maximized, and neighboring properties will not be adversely affected.

7. The development will not place excessive demands on Town services and infrastructure.

8. Electric, telephone, cable TV, and other such utilities will be underground where physically and environmentally feasible.

9. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses are set back and screened to protect the neighbors from objectional features.

10. The site plan complies with any zoning requirements for parking, loading, dimensions, environmental performance standards, and all other provisions of this Bylaw.

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to approve the Site Plan with the conditions that the barn is for residential use only and that the paperwork coincides with the plans presented as discussed. Motion carried 4 in favor, 0 opposed, 0 abstained.

7:26 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to open the regular Board meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

Agenda Items for Next Meeting

Items for next meeting:

- Review of Potential Bylaw Changes
- Anything else that comes up before the next meeting

Old Business and Information

Discussion of business estate lots

Duplexes

Sewer/Water Infrastructure

Westover Metropolitan District Commission (WMDC)

Review of Action Items

Review of action items postponed to next meeting.

Open/New Action Items

Item	Responsible Party	Due Date
Contact Susan Westa to see if she can attend the next meeting to review bylaw changes	Lillian Camus	May 29, 2018
Contact Susan Westa regarding escrow account prior to the start of projects	Lillian Camus	May 29, 2018
Book the large conference room in the New Library for the May 29, 2018	Jay Joyce	May 29, 2018
Research LED wording for Bylaw chart	Jay Joyce	May 29, 2018
Make bylaw changes for review at next meeting	Lillian Camus	Ongoing
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

Completed Action Items

Item	Responsible Party	Due Date
Draft letter to Attorney DaCruz for Board review	Lillian Camus	Completed
Request updated PVPC contract addendum for signature from Larry Smith	Glen Sexton	Completed

Next Meeting

The next Planning Board meeting will be Tuesday, May 29, 2018 at 6 p.m. in a location TBD.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to adjourn at 7:45 p.m.
Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the May 15, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary