



GRANBY 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, PVPC Rep

Others: Ken Comia, PVPC
Jeremy Carriere, Chair, Zoning Board of Appeals
Kathleen Bronner, Member, Zoning Board of Appeals
Chad Brubaker, Lisciotti Development

Absent: Rob Chauvin, Member

Meeting: Monday, July 8, 2019

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5:32 p.m.

Administrative Items

Approve Bills

None

Pioneer Valley Planning Commission (PVPC) FY2020 Contract

The Board reviewed and discussed an amendment to the FY2020 contract with PVPC.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve Pioneer Valley Planning Commission's FY2020 contract with the Planning Board pending Certification as to Availability of Funds by the Granby Town Accountant, Christopher Martin. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of June 24, 2019 Minutes

Jim Trompke asked if there were any changes to the June 24, 2019 minutes. Page 3 first iteration of MacKenzie is misspelled.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the June 24, 2019 minutes as amended. Motion carried 4 in favor, 0 opposed, 0 abstained

Correspondence

Glen Sexton read a letter from the Pioneer Valley Planning Commission (PVPC), addressed to Mr. William Porter, III, sending a copy of the Town's Certificate of Assessment for the Pioneer Valley Planning Commission for the 12-month fiscal period from July 1, 2019 to June 30, 2020. The Planning Board was copied on the letter.

ANRs

Raymond J. MacKenzie – Taylor Street

Lillian Camus reminded the Board they did not vote to approve signing the ANR for Raymond J. MacKenzie at the last meeting.

After some discussion the Board approved the ANR as presented.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke pursuant to the last Planning Board meeting to approve the ANR for Raymond J. MacKenzie at Taylor Street. Motion carried 4 in favor, 0 opposed, 0 abstained.

Mountain Stream LLC – Amherst & Batchelor Streets

Lillian Camus reminded the Board they did not vote to approve signing the ANR for Mountain Stream LLC c/o David Lipinski at the last meeting.

After some discussion the Board approved the ANR as presented.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke pursuant to the last Planning Board meeting to approve the ANR from Mountain Stream LLC for Amherst and Batchelor Streets. Motion carried 4 in favor, 0 opposed, 0 abstained.

Granby DG Series, LLC – ANR

Mr. Brubaker delivered the one missing mylar from the latest drawings for Granby DG Series, LLC. Mr. Brubaker asked if the ANR would be voted on at tonight's meeting.

The Board discussed the ANR.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the ANR from Granby DG Series, LLC. Motion carried 4 in favor, 0 opposed, 0 abstained.

6 p.m. - Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the regular meeting for the purposes of opening the public hearing on our agenda and then re-open the regular Planning Board meeting.

New Business

6 p.m. - The Granby Board of Appeals along with Granby Planning Board will hold a joint Public hearing on Monday July 8 at 6:00 P.M. at 1 Library Lane, Old Carnegie Library, top floor, to consider the petition of Raymond Boisjolie 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 at 185 Kendall Street, Granby, MA, known as Map 15-A-16.2.

Glen Sexton read the Public Hearing notice.

Questions from the Board:

- Lillian Camus noted the “purpose” section of the Special Permit form was not completed and asked what the purpose is for the building in question. Mr. Boisjolie responded the building is for personal storage.
- Robert Sheehan, Jr. noted “Special Permit” should have been checked on the form to indicate if the applicant was applying for a Special Permit or Site Plan Approval.
- Jim Trompke asked if the building could be seen from the street. Mr. Boisjolie responded no as the building will be ¼ mile off the road.
- Glen Sexton asked about the actual size of the building. After consulting the drawings, Jim Trompke responded the building size is 3,076 sq. ft.
- Glen Sexton asked if there would be any running water or electricity. Mr. Boisjolie responded no to running water, yes to electricity.
- Lillian Camus asked if any business would be conducted in that building. Mr. Boisjolie responded “no”.
- Glen Sexton asked if there were any other structures on the proposed site. Mr. Boisjolie responded his house is the only other building.
- Glen Sexton asked where the house is in relation to the proposed building. Mr. Boisjolie drew a house on Glen’s plan. The house is about 100 ft. from the proposed building.

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve 3,076 sq. ft. building for storage only at 185 Kendall Street. Motion carried 4 in favor, 0 opposed, 0 abstained.

The Zoning Board of Appeals (ZBA) had only two people attend the meeting which did not make a quorum for their Board. After discussion, it was agreed the ZBA could probably have a quorum if the public hearing was continued to July 22, 2019.

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to continue the public hearing to Monday, July 22, 2019 at 6 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.

The regular Planning Board meeting reconvened at 6:10 p.m.

Granby DG Series, LLC – Sign Decision

The Board reviewed the Site Plan Approval created by PVPC for the Granby DG Series, LLC decision.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to sign the Site Plan Approval for Granby DG Series, LLC. Motion carried 4 in favor, 0 opposed, 0 abstained.

Only one hard copy of the Site Plan Approval was available at the meeting. Lillian Camus will print one more copy and leave it with Cathy Leonard for the Planning Board members to sign. Cathy Leonard will send both signed copies to Kathy Kelly-Regan.

Michael Bogdanovich – 284R East State Street

Applicant did not show up at the meeting. Not discussed.

Ken Comia – PVPC Representative

Ken Comia introduced himself to the Planning Board and gave a summary of his professional background. The Board welcomed Ken to the meeting and many more as the PVPC representative to the Board.

Old Business and Information

Solar Moratorium

Ken Comia distributed Solar Bylaws which were recently updated and sent to the Attorney General from the towns of Barre, Leicester and Palmer. As of today, the Attorney General has only approved Barre's solar bylaws.

Ken noted that Eric Wise at PVPC is convening various towns, staff and coordinators to discuss ways to regulate further solar development. Ken noted Mr. Wise was at the beginning stage of this project.

Ken also contacted Jill Decoursey at PVPC who works on the Green Community projects.

Ken Comia explained projects could be required to have phased development. Clear a certain number of acres, build on the cleared land and then you can go on to clear more trees and build.

Suggestions/Comments from the Board/PVPC:

- Consider shortening the time of the Special Permit. Put a time limit instead of unlimited.
- Add a condition to the Special Permit to require the developer to report yearly to the Planning Board.
- Add a review date to approved projects where the applicant would report on the progress of the project for the duration of the Special Permit.
- Planning Board could inspect the project site once a year.
- Anything over an acre has to have a SWPP as it is linked to stormwater.
- Could restrict large-scale ground-mounted solar projects to a specific area such as Industrial 1 where the landfill was located.

Next Steps:

- Every Board member will review the following documents for potential inclusion in our current Solar Bylaws:
 - the State “Model As-of-Right Zoning Bylaw: Allowing Use of Large-Scale Ground-Mounted Solar Photovoltaic Installation
 - Review the Solar Bylaws from Barre, Leicester and Palmer for anything that might apply to Granby
- Meet Tuesday, July 16, 2019 at 5:30 p.m. to continue discussion on solar bylaws.

Lillian Camus will send electronic versions of the Solar Bylaw changes from Barre, Leicester and Palmer.

Schedule for review of the current Solar bylaws in order to meet the deadline of January 31, 2020.

- 10/28 – Proposed Bylaw Changes to Attorney General giving 95 days for review which would be 1/31/20
- 10/15 – Special Town Meeting – then giving 14 days to incorporate any changes from STM to get final Bylaw changes to AG
- 9/23 - Date of Public Hearing –giving 3 weeks to incorporate any suggestions from public hearing and get final docs to Cathy for STM
- 9/02 – Second Public Hearing Notice Sent
- 8/19 – First Public Hearing Notice Sent
- 8/05 – Bylaw Package Sent to Selectboard

Permitting Guide

The Board postponed review of the edits made by Bill Scanlan in the Permitting Guide to the July 22, 2019 meeting.

Any Other Business

Agenda Items for July 16 Meeting – meeting starts at 5:30 p.m.

- Solar Moratorium

Agenda Items for July 22 Meeting – meeting starts at 5:30 p.m.

- Administrative
- Solar Moratorium
- Permitting Guide
- Raymond Boisjolie Continued Public Hearing – 6 p.m.

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 memo to Steve Nally RE Granby DG Series, LLC escrow account	Lillian Camus	May 22, 2019
Contact GZA RE Sending in letter and credentials for Planning Board to consider for Approved Peer Reviewer List	Bill Scanlan	May 22, 2019
Have 10 copies of the Permitting Guide printed in color.	Lillian Camus	May 22, 2019
Obtain pricing for advertising in the Republican and Hampshire Gazette for a Recording Secretary	Lillian Camus	May 22, 2019
Obtain pricing for hiring a temp for the Recording Secretary position	Lillian Camus	May 22, 2019
Ask Catherine Ratte for a PVPC accounting to date.	Lillian Camus	In Progress
Meet with High School Principal re possible Recording Secretary candidates – UPDATE: Glen will try to contact the High School Principal if the current applicant is not interested in the job. Waiting to hear back from principal. No response from high school principal.	Glen Sexton	In Progress
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 next Planning Board meeting will be Tuesday, July 16, 2019 at 5:30 p.m. in the upper level of the Carnegie Building.

The next regular Planning Board meeting will be Monday, July 22, 2019 at 5:30 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 7:25 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the July 8, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary