



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: www.granby-ma.gov

Members: Glen Sexton, Chair
Jim Trompke, Vice Chair
Rob Chauvin, Treasurer
Lillian Camus, Secretary, PVPC Rep
Robert Sheehan, Jr., Member

Others: Kenneth Comia, PVPC
Austin Turner, Bohler Engineering
Kevin Maynard, Attorney for Liscotti Development
Chad Brubaker, Liscotti Development
Guy and Charlotte Cote
Jeremy Carriere, Chair Zoning Board of Appeals
Anthony Huertas, Member, Zoning Board of Appeals
Kathleen Bronner, Member, Zoning Board of Appeals
Richard Beaulieu, Member, Zoning Board of Appeals
Ronald Harrop, Member, Zoning Board of Appeals

Meeting: Monday, June 8, 2020

Location: Via Go-To-Meeting and at 1 Library Lane, Old Carnegie Building, Granby, MA
Glen Sexton and Jim Trompke attending at the Old Library.
Lillian Camus, Rob Chauvin, Robert Sheehan, Jr. and Kenneth Comia attending via Go-To-Meeting

Minutes

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

Administrative Items

Approve Minutes

Approval of May 11, 2020 Minutes

Glen Sexton asked if there were any changes to the May 11, 2020 minutes. Robert Sheehan, Jr. suggested adding "Dollar General" to the Letter from Building Inspector section to clarify who the Building Inspector was referencing. Lillian Camus suggested adding "Dollar General" to the second sentence in between the words "the" and "ongoing".

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve the May 11, 2020 minutes as amended. Motion carried 5 in favor, 0 opposed, 0 abstained

Approve Bills

No bills to review.

PVPC Contract – FY 2021

Lillian Camus asked if the Board wanted to review the draft PVPC contract for FY20201 that Ken Comia sent to the Board. After discussion, it was agreed to review the contract at the next meeting where the new full Board would be in session.

Over-Sized Barn or Garage Question from Greg Briggs

Cathy Leonard forwarded an e-mail from Greg Briggs, Building Inspector, dated June 8, 2020. Mr. Briggs wanted a clarification on the 1,200 sq. ft. limit before a barn or garage becomes over-sized. Specifically, does the square footage apply to only the footprint or all area in the structure?

After discussion, the Board agreed the square footage applies only to the footprint.

MVP Action Grant Application Update

Ken Comia updated the Board on the application for an MVP Action Grant to update the Town's Zoning and Stormwater Management and Erosion Control Bylaw and Subdivision Regulations. The Grant would also be used to review the Town's current Master Plan under the lens of focusing on a climate-resilient pathway for the Town.

The submission deadline for the application is June 11, 2020.

Lillian Camus explained the total amount of the application is \$34,272.48 and requires a 25% match by the Town. The total amount of the match is \$8,568.12 which would come out of the Planning Board's budget if actual cash is required. Normally, the 25% match from the Town is in the form of volunteer assistance with the grant from various Town employees and volunteers.

Ken Comia discussed a sample letter he sent to the Board to submit in support of the MVP Action Grant Application. After discussion, Glen Sexton suggested Jim Trompke sign the letter tomorrow. The Board agreed.

Lillian Camus asked Ken Comia who was responsible for obtaining signatures for the sample letters he sent for Representatives Mindy Domb, Eric Lesser and Dan Carey. Mr. Comia noted he sent the sample letters to the Town Administrator, with a copy to Cathy Leonard as the Town Administrator was not in the office.

Mr. Comia also noted the application calls for three supporting letters. The Town has received a supporting letter from Dave Desrosiers and will receive one from PVPC and the Planning Board. At this late date it might not be feasible to obtain signatures from the Representatives.

Lillian Camus asked Ken Comia who will be submitting the MVP Action Grant Application. Mr. Comia responded the Town will be submitting the application.

New Business

ANR – Barton Street - Crouse

The Board reviewed an ANR from Peter G. Crouse and Maria V. Crouse to subdivide one parcel of land to two. Deed of property recorded in Hampshire County Registry of Deeds Book 11076, Page 60.

Lillian Camus noted that Cathy Leonard received check #2508 in the amount of \$250.00 for this ANR.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the ANR submitted by Peter and Maria Crouse to create two lots. Motion carried 5 in favor 0 opposed and 0 abstained

Glen Sexton and Jim Trompke signed the ANR at the meeting. Lillian Camus, Robert Sheehan, Jr., and Rob Chauvin will stop by the Senior Center to sign the ANR.

ANR – Maximilian Drive - Kotowicz

Robert Sheehan, Jr. recused himself from the discussion and voting.

The Board reviewed an ANR from Alan Kotowicz to create two lots out of one. The new lot (11-C) is not a buildable lot. Deed of property recorded in Hampshire County Registry of Deeds in Book 8178, Page 351.

Lillian Camus noted that Cathy Leonard received checks #1719 and #1737 in the amount of \$125.00 each, for a total of \$250.00 for this ANR.

Motion made by Jim Trompke and seconded by Lillian Camus to approve the ANR submitted by Alan Kotowicz to. Motion carried 4 in favor 0 opposed and 1 abstained (Robert Sheehan, Jr.).

Glen Sexton and Jim Trompke signed the ANR at the meeting. Lillian Camus and Rob Chauvin will stop by the Senior Center to sign the ANR.

Robert Sheehan, Jr. returned to the meeting.

ANR – Carver Street - Blanchet

The Board reviewed an ANR from Michael P. Blanchet and Anne Blanchet. Deed of property recorded in Hampshire County Registry of Deeds in Book 13458, Page 218.

After discussion, it was discovered the ANR Application was completed correctly. Mr. Blanchet noted his engineer completed the application for them. The issue is the Name of the Applicant should be the people who currently own the property, not the Blanchets.

Jim Trompke explained a purchase and sale would convey the property. However, before that can happen, the property needs to be separated by an ANR application. The current owner of the land should have filled out the ANR application.

The Blanchets agreed to resubmit the application with the owner of the property as the applicant.

Lillian Camus noted that Cathy Leonard received check #1327 in the amount of \$250.00 for this ANR.

6:06 p.m. A motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to close the regular Planning Board meeting and reconvene after the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

Joint Public Hearing – Guy & Charlotte Cote – Oversized Barn

Jim Trompke recused himself as he is an abutter.

Glen Sexton read the Joint Public Hearing announcement.

A joint Public hearing 6:00 P.M., to consider the petition of Guy & Charlotte Cote 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, , 3.7.5 – Accessory Uses, regarding a private garage or stables exceeding Twelve Hundred (1200) square feet in area to be located at 236 Batchelor Street, Granby, MA, known as Map 14-A-4.

Questions from the Board:

- Glen Sexton – What is the actual size of the barn? Guy Cote - 40 x 80 is the actual size of the barn. Glen Sexton confirmed that would be 3,200 square feet.
- Jeremy Carriere – Is the sole use of the barn for livestock. Guy Cote - Yes.
- Jeremy Carriere – You will not be able to use this for commercial property or business. Correct? Guy Cote - Yes.
- Bob Sheehan, Jr. – Is the concrete floor the entire length of the barn? Guy Cote – The concrete covers half of the barn only.
- Glen Sexton – Is there any electricity or running water? Guy Cote – no.

Questions from the Public:

- None.

Motion by Robert Sheehan, Jr. and seconded by Rob Chauvin, to close the public part of the hearing. Motion carried 4 in favor, 0 opposed, 1 abstained (Jim Trompke).

Motion made by Glen Sexton and seconded by Robert Sheehan, Jr. for Site Plan Approval under Section 6.3 of the Granby Zoning Bylaws and applicable of Section III – Regulations, 3.7.5 – Accessory Uses, regarding a private garage or stables exceeding Twelve Hundred (1,200) square feet in area. Motion carried 4 in favor, 0 opposed, 1 abstained (Jim Trompke).

Dollar General – Stormwater

The Board reviewed Tighe & Bond's proposed contract for Post-Construction Peer Review Services for the Dollar General store. Total cost for their services is \$3,000.00.

Jim Trompke noted as Vice Chair, he gave the OK to proceed with the Peer Review as the Board would not be meeting prior to the review.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve Tighe & Bond contract in the amount of \$3,000.00. Motion carried 5 in favor, 0 opposed, 0 abstained

The Board reviewed a letter dated June 5, 2020 from Jean Christy at Tighe & Bond.

Kevin Maynard, lawyer for Liscotti Development, noted the Building Inspector stated he would issue a permanent Certificate of Occupancy (CO) once Liscotti Development agrees to the Tighe & Bond recommendations. The Board of Health has given them until September to get the issues resolved.

Lillian Camus asked if we have the commitment from Liscotti Development in writing that they will follow the recommendations of Tighe & Bond. Mr. Maynard responded he could send a letter with the commitment in writing as soon as this meeting is over.

Austin Turner, Bohler Engineering, noted they met last Friday with the Building Inspector and Town Council. What it really comes down to is the maintenance needs to be done according to the Operation and Maintenance Plan.

Jim Trompke asked if someone could speak to the issue of water in between the two properties.

Kevin Maynard responded his understanding is that prior and during construction standing water was existing on the neighbor's property. In essence, these depressions were designed into the project at the request of the Town in order to deal with the standing water issue. In effect, moving the water to the Dollar General depressions instead of the neighbor's property.

Austin Turner added it was known that the residence next door is a local low spot.

Robert Sheehan, Jr. remarked he remembers the store people took it upon themselves to identify a problem on the property to the west of them and said we will help you out. Apparently, that's not what has happened this last Spring. I hear you discussing the financial hardships of Liscotti Development. We also need to take into account the hardships of the neighbors with the water issue.

Chad Brubaker responded they were aware back in January there was some water issue with the neighbor's property. From the months of January through April we went through an extensive project with the DOT. We put in an additional underdrain per the request of the Town. To my knowledge there hasn't been any water on the neighbor's property since March/April.

Kevin Maynard asked if upon receipt of written confirmation from Liscotti the steps will be taken, will a permanent CO be issued.

Jim Trompke suggested holding off on a letter to the Building Inspector supporting the issuing of a permanent CO until we have a conversation with Town Counsel and the Building Inspector.

Bob Sheehan, Jr. suggested adding the Board of Health in the conversation.

Chad Brubaker noted they have reviewed the recommendations from Tighe & Bond. Some of those recommendations have been initiated including vegetation which will grow in through the Summer, maintenance of basin every 3 to 6 months, putting some additional rock in the bottom of one of the basins, and cleaning off the run-off in some of the other basins.

Austin Turner added the drainage report includes provisions for regular and ongoing maintenance for the water features. That is part of the obligation of that property to maintain those systems.

Jim Trompke volunteered to follow up with Town Counsel, the Building Inspector, and the Board of Health if the Board wishes.

Motion by Lillian Camus and seconded by Robert Sheehan, Jr. for the Board to hold off on a letter to the Building Inspector regarding a Certificate of Occupancy until Jim Trompke meets with the Building Inspector, Board of Health and Town Counsel. The meeting is to take place by June 12, 2020. Also, the Board will try to meet before the Town Election on June 22, 2020 to resolve this issue. Motion carried 5 in favor, 0 opposed, 0 abstained

Old Business and Information

None.

Any Other Business

Agenda Items for **date to be determined** Meeting –meeting starts at 5 p.m.

- Administrative
- Review Billing
- Anything that comes up

Review of Action Items

The Board reviewed the open action items.

Open/New Action Items

Item	Responsible Party	Due Date
Sign the MVP Action Grant support letter	Jim Trompke	June 9, 2020
Sign ANRs for Crouse (Barton Street) and Kotowicz (Maximillian Drive)	Lillian Camus, Robert Sheehan, Jr. and Rob Chauvin	June 10, 2020
Create Site Plan Approval for Guy & Charlotte Cote for Board review	Ken Comia	June 22, 2020
Meet with Building Inspector, Town Counsel and Health Department RE Dollar General Stormwater Issues	Jim Trompke	June 12, 2020
Obtain final billing numbers for Borrego Solar	Lillian Camus	June 23, 2020
Send invoice to Cathy Leonard for Raymond Boisjolie	Lillian Camus	June 10, 2020
Research original billing for Granby Solar LLC for square footage.	Lillian Camus	June 10, 2020
Send Robert Sheehan, Jr. the plans submitted by Red Rock Solar to compute the square footage	Lillian Camus	June 10, 2020
Create draft invoices for Granby DG Series, LLC building and signs	Lillian Camus	June 23, 2020
Send the Board samples of how other towns address venue zoning	Ken Comia	June 23, 2020
Send Planning Board copies of other Town's Bylaws regarding large gatherings	Ken Comia	June 23, 2020
Send the Board information on Westover Metropolitan Development Corporation	Ken Comia	June 23, 2020
Check with Chris Martin RE the Proposed scope of the DLTA grant Ken Comia sent	Glen Sexton	June 23, 2020
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

Completed Items

Item	Responsible Party	Due Date
Send an e-mail to Building Inspector Re what the Planning Board is doing on the Dollar General issue	Glen Sexton	Completed
Send Tighe & Bond contact information to Ken Comia	Lillian Camus	Completed
Create letter to Alan Kotowicz for Glen Sexton to sign	Lillian Camus	Completed
Create letter to Deb Werenski for Glen Sexton to sign	Lillian Camus	Completed
Sign the Alan Kotowicz and Deb Werenski letters and give to Cathy Leonard to mail	Glen Sexton	Completed
Ask Steve Nally for an accounting of the \$10,000 held in escrow for Borrego Solar	Lillian Camus	Completed

Next Meeting

The date of the next Planning Board meeting is To Be Determined.

Adjournment

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to adjourn at 7:24 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the June 8, 2020 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

Documents Reviewed at this Meeting:

- Minutes from the May 11, 2020 Planning Board Meeting
- Pioneer Valley Planning Commission Proposed Contract for FY2021
- June 8, 2020 E-mail from Greg Briggs, Building Inspector
- April 6, 2020 ANR Application – Peter G. Crouse and Maria V. Crouse – Barton Street
- May 12, 2020 ANR Application – Alan Kotowicz – 126 Maximilian Drive
- Undated ANR Application – Michael P. Blanchet and Anne Blanchet – Carver Street
- May 26, 2020 – Proposed Contract from Tighe & Bond – Dollar General Stormwater Peer Review
- June 5, 2020 – Tighe & Bond Peer Review of Dollar General Stormwater
- March 3, 2020 – Guy & Charlotte Cote Application for a Special Permit for an oversized barn
 - Public Hearing Notice
 - Application
 - Site Plan
 - Barn Design and Specifics