



## GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

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

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

Others: Steve Carpenter  
Heather Labonte

Meeting: Monday, July 13, 2020

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

### Minutes

**CALL TO ORDER:** Robert Sheehan, Jr. called the meeting to order at 5:02 p.m.

### Administrative Items

#### Reorganization

After discussion, the following motions were made:

- Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin for Jim Trompke as Chairman. Motion carried 4 in favor, 0 opposed, 1 abstained (Jim Trompke).
- Motion was made by Lillian Camus and seconded by Rob Chauvin for Robert Sheehan, Jr. as Vice Chairman. Motion carried 4 in favor, 0 opposed, 1 abstained (Robert Sheehan, Jr.).
- Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus for Rob Chauvin as Treasurer. Motion carried 4 in favor, 0 opposed, 1 abstained (Lillian Camus).
- Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin for Lillian Camus as Secretary. Motion carried 4 in favor, 0 opposed, 1 abstained (Lillian Camus).

- Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin for Lillian Camus as the Planning Board's Pioneer Valley Planning Commission (PVPC) Representative. Motion carried 4 in favor, 0 opposed, 1 abstained (Lillian Camus).

#### Approve Minutes

##### *Approval of June 8, 2020 Minutes*

Jim Trompke asked if there were any changes to the June 8, 2020 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the June 8, 2020 minutes. Motion carried 4 in favor, 0 opposed, 1 abstained (Jason Smigiel)

##### *Approval of June 11, 2020 Minutes*

Jim Trompke asked if there were any changes to the June 11, 2020 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve the June 11, 2020 minutes. Motion carried 4 in favor, 0 opposed, 1 abstained (Jason Smigiel)

#### Approve Bills

No bills to review.

#### Billing

Lillian Camus requested the billing be postponed to the next meeting when she would have more information to send to and review with the Board.

#### Alan Kotowicz – Phase II, K-Pines Estate

Robert Sheehan, Jr. recused himself from the discussion.

Lillian Camus asked if Mr. Kotowicz responded to the Planning Board's letter asking him to attend a meeting to answer questions. Jim Trompke will check with Town Counsel regarding whether we can extend the Phase II, K-Pines Estate subdivision approval for another two years.

#### PVPC Contract – FY 2021

Lillian Camus reminded the Board that Ken Comia would not be able to help us until the contract with PVPC for FY21 is signed.

Motion made by Lillian Camus and seconded by Robert Sheehan, Jr. to sign the Pioneer Valley Planning Commission contract in the amount of \$7,500.00 for Fiscal Year 2021. Motion carried 5 in favor 0 opposed and 0 abstained.

#### Trout Lily Lane

Jim Trompke discussed an issue that has come up with a land purchasing at Trout Lily Lane regarding an easement that was set aside to address stormwater issues. Town Counsel is researching the issue.

Jim Trompke will check with Dave Desrosiers and/or Kathy Kelly-Regan to find out if Trout Lily Lane was ever accepted by the Town.

## **New Business**

### **ANR – West State Street – S. Carpenter**

The Board reviewed an ANR from Steven and June Carpenter to convey Parcel A to Mass-Granby Development, LLC and incorporated into abutting land to form one contiguous parcel of land. Parcel B will be conveyed to Street Lumber Corporation and incorporated into abutting land to form one contiguous parcel of land. Deed of property recorded in Hampshire County Registry of Deeds in Book 1591 and 10053, Pages 124 and 52.

Lillian Camus noted that Cathy Leonard received check #1313 in the amount of \$125.00 on July 8, 2020 from Mr. Carpenter. Mr. Carpenter will notify John Welch of Mass Granby Development to submit a check for \$125.00 to Cathy Leonard for the remaining balance.

Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the ANR drawn by Heritage Surveys dated June 30, 2020. Motion carried 5 in favor 0 opposed and 0 abstained

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

### **Discussion – Update Question Zoning Change – Heather Labonte**

Heather Labonte requested an updated as to the progress because of her previous letter regarding a Bylaw and Zoning change. Lillian Camus explained the Board is in the process of reviewing a zoning change. Jim Trompke explained, due to COVID-19, the Board has not been able to conduct any workshops to address bylaw changes.

The Board discussed possible dates for a meeting to just discuss Zoning and Bylaw changes. Potential dates are July 22 or July 23 at 5 p.m. Lillian Camus will check with Cathy Leonard regarding availability of the Senior Center for the meeting.

## **Old Business and Information**

None.

## **Any Other Business**

### **Agenda Items for Monday, July 28, 2020 Meeting –meeting starts at 5 p.m.**

- Administrative
- Review Billing

## **Review of Action Items**

The Board reviewed the open action items.

### ***Open/New Action Items***

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Sign the PVPC contract for FY21	Jim Trompke	July 14, 2020
Sign ANR for Carpenter	Lillian Camus, Robert Sheehan, Jr. and Rob Chauvin	July 17, 2020
Check on availability of Senior Center for a July 22 or 23 meeting	Lillian Camus	July 14, 2020

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Phase II K-Pines Estate – Check with Town Counsel regarding signing an extension	Jim Trompke	July 28, 2020
Check if Trout Lily Lane was accepted by the Town	Jim Trompke	July 28, 2020
Resend Sample Town Bylaws RE venues to Board that Ken Comia sent	Lillian Camus	July 13, 2020
Obtain final billing numbers for Borrego Solar	Lillian Camus	July 28, 2020
Research original billing for Granby Solar LLC for square footage.	Lillian Camus	July 28, 2020
Create draft invoices for Granby DG Series, LLC building and signs	Lillian Camus	July 28, 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	Lillian Camus	July 28, 2020
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*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Sign the MVP Action Grant support letter	Jim Trompke	Completed
Sign ANRs for Crouse (Barton Street) and Kotowicz (Maximillian Drive)	Lillian Camus, Robert Sheehan, Jr. and Rob Chauvin	Completed
Create Site Plan Approval for Guy & Charlotte Cote for Board review	Ken Comia	Completed
Meet with Building Inspector, Town Counsel and Health Department RE Dollar General Stormwater Issues	Jim Trompke	Completed
Send invoice to Cathy Leonard for Raymond Boisjolie	Lillian Camus	Completed
Send Robert Sheehan, Jr. the plans submitted by Red Rock Solar to compute the square footage	Lillian Camus	Completed
Send the Board samples of how other towns address venue zoning	Ken Comia	Completed
Send Planning Board copies of other Town's Bylaws regarding large gatherings	Ken Comia	Completed

#### **Next Meeting**

A special Planning Board meeting will be scheduled either Wednesday, July 22 or Thursday, July 23, 2020 at 5 p.m. to discuss Zoning and Bylaw changes. Date to be confirmed tomorrow by Lillian Camus.

The date of the next Planning Board meeting will be Tuesday, July 28, 2020 at 5 p.m.

**Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to adjourn at 6:02 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 13, 2020 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

Documents Reviewed at this Meeting:

- Minutes from the June 8 and June 11, 2020 Planning Board Meetings
- ANR Application - Carpenter