



## GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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

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

Others: Ken Comia, Pioneer Valley Planning Commission  
Gary Phelps

Absent:

Meeting: Monday, September 14, 2020

Location: Via Go-To-Meeting and at 1 Library Lane, Old Carnegie Building, Granby, MA

### Minutes

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

5:05 p.m. – Jim Trompke and Jason Smigiel joined the meeting.

### Administrative Items

#### Approval of August 10, 2020 Minutes

Jim Trompke asked if there were any changes to the August 10, 2020 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the August 10, 2020 minutes as written. Motion carried 3 in favor, 0 opposed, 2 abstained (Jim Trompke and Rob Chauvin)

#### Approval of August 24, 2020 Minutes

Jim Trompke asked if there were any changes to the August 24, 2020 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the August 10, 2020 minutes as written. Motion carried 3 in favor, 0 opposed, 2 abstained (Lillian Camus and Rob Chauvin)

### Approve Bills

No bills to approve.

### Review Billing

Postponed to next meeting.

## **Old Business and Information**

### ANR – Carver Street

Robert Sheehan, Jr. recused himself from the discussion.

The Board reviewed an ANR from Edward C. Shyloski & Sons, presented by Alan Kotowicz, to split out Lot 9 from the remaining land. Deed of property recorded in Hampshire County Registry of Deeds in Book 1283, Page 480.

Lillian Camus noted the locus was missing from the plans. Lillian Camus will ask Cathy Leonard to let the applicant know to submit new plans with the locus.

Lillian Camus noted that Cathy Leonard received check #1781 in the amount of \$250.00 dated August 10, 2020 from Mr. Kotowicz.

Motion made by Lillian Camus and seconded by Jason Smigiel to approve the ANR drawn by Durkee, White, Towne and Chapdelaine dated August 8, 2020 pending new plans and mylar showing the detail of the locus. Motion carried 4 in favor 0 opposed and 1 abstained (Robert Sheehan, Jr.)

Jim Trompke, Lillian Camus, Rob Chauvin and Jason Smigiel will stop by the Senior Center to sign the updated ANR plans when they are received by Cathy Leonard.

### Discussion – Response Letter for Kellogg Hall Application

Lillian Camus recused herself from the discussion as she is an abutter.

The Board reviewed a draft response letter created by Ken Comia.

Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel to authorize Jim Trompke to sign the letter and to Mr. Phelps as written. Motion carried 4 in favor, 0 opposed, 1 abstained (Lillian Camus)

### Continue Discussion on Bylaw Amendments and Zoning

Discussion was postponed to later meetings as no Special Town Meeting will be held before next year.

## **Any Other Business**

### Large Scale Ground Mounted Solar

Jim Trompke asked Ken Comia to research what fees other towns charge for Large Scale Ground-Mounted Solar projects.

### MVP Action Grant

Ken Comia informed the Board the Town has received the MVP Action Grant. Details to follow once the award is announced by the Governor.

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

- Administrative
- Review Billing

**Review of Action Items**

The Board postponed review of the open action items to the next meeting.

*Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Ask Cathy Leonard to let Mr. Kotowicz know the ANR for Carver/Chicopee Street needs a locus before the Planning Board can sign.	Lillian Camus	September 15, 2020
Research fees other towns charge for Large Scale Ground Mounted Solar Projects	Ken Comia	September 24, 2020
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

*Closed Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Draft letter to Granby Preservation Society RE additional information needed	Ken Comia	Completed
Set up a joint meeting with the Economic Development Committee	Ken Comia	Completed
Ask Cathy Leonard to contact Leo Fugler to attend our next meeting online to answer Board questions	Lillian Camus	Completed
Draft an extension letter to Mr. Kotowicz	Ken Comia	Completed
Research current Town Bylaws to see if the 115 North Street Business Plans are allowed	Ken Comia	Completed
How can we hold a public hearing	Jim Trompke	Completed
Sign the PVPC contract for FY21	Jim Trompke	Completed
Sign ANR for Carpenter	Lillian Camus, Robert Sheehan, Jr. and Rob Chauvin	Completed
Check on availability of Senior Center for a July 22 or 23 meeting	Lillian Camus	Completed
Phase II K-Pines Estate – Check with Town Counsel regarding signing an extension	Jim Trompke	Completed
Check if Trout Lily Lane was accepted by the Town	Jim Trompke	Completed
Resend Sample Town Bylaws RE venues to Board that Ken Comia sent	Lillian Camus	Completed
Obtain final billing numbers for Borrego Solar	Lillian Camus	Completed
Research original billing for Granby Solar LLC for square footage.	Lillian Camus	Completed
Create draft invoices for Granby DG Series, LLC building and signs	Lillian Camus	Completed

*Closed Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Send the Board information on Westover Metropolitan Development Corporation	Ken Comia	Completed
Check with Chris Martin RE the Proposed scope of the DLTA grant Ken Comia sent	Lillian Camus	Completed

**Next Meeting**

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

**Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to adjourn at 6:07 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the September 14, 2020 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

**Documents Reviewed at this Meeting:**

- Minutes of the August 10 and August 24, 2020 Meetings
- ANR Carver Street Lot 9 Chicopee Street – Alan Kotowicz
- Draft Kellogg Hall Application Letter