



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

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

Others: Ken Comia, Pioneer Valley Planning Commission

Absent: Jason Smigiel, Member

Meeting: Monday, September 28, 2020

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

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 5 p.m.

Administrative Items

Approval of September 14, 2020 Minutes

Jim Trompke asked if there were any changes to the September 14, 2020 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve the September 14, 2020 minutes as written. Motion carried 4 in favor, 0 opposed, 0 abstained

Approval of September 15, 2020 Minutes

Jim Trompke asked if there were any changes to the September 15, 2020 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve the September 15, 2020 minutes which were the Joint Meeting of the Planning Board and the Economic Development and Growth Committee. Motion carried 3 in favor, 0 opposed, 1 abstained (Rob Chauvin)

Approve Bills

No bills to approve.

Review Billing

Lillian Camus reviewed billing for projects reviewed by the Board.

- Granby DG Series, LLC – Site Plan Approval
 - Motion made by Robert Sheehan, Jr. and seconded by Lillian Camus to send an invoice to Granby DG Series, LLC Site Plan Approval for \$2,991.89 plus any additional interest in Escrow since May 2020. Motion carried 4 in favor, 0 opposed and 0 abstained.
- Granby DG Series, LLC – Signs – Special Permit
 - Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to send an invoice to Granby DG Series, LLC Signs Special Permit for \$1,664.25. Motion carried 4 in favor, 0 opposed and 0 abstained.
- Borrego Solar – Special Permit and Site Plan Approval
 - Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to send a check to Borrego Solar for Special Permit and Site Plan Approval in the amount of \$305.50 plus any additional interest in Escrow since May 2020. Motion carried 4 in favor, 0 opposed and 0 abstained.
- William Clark – Invoice #20-01 – Site Plan Approval for Oversized Barn
 - Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve sending Invoice #20-01 in the amount of \$727.38 to William Clark for an oversized barn on his Batchelor Street property. Motion carried 4 in favor, 0 opposed and 0 abstained.
- Guy & Charlotte Cote – Invoice #20-02 – Site Plan Approval for Oversized Barn
 - Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve sending Invoice #20-02 in the amount of \$876.95 to Guy & Charlotte Cote for an oversized. Motion carried 4 in favor, 0 opposed and 0 abstained.
- Sharon Lehmann and Audrey Walker – Invoice #19-09 – Special Permit
 - The Board discussed how much square footage was involved with the project. Jim Trompke computed it to be 387 sq. ft.
 - Motion made by Lillian Camus and seconded by Robert Sheehan, Jr. to approve sending Invoice #19-09 in the amount of \$545.95 to Sharon Lehmann and Audrey Walker for a Special Permit. Motion carried 4 in favor, 0 opposed and 0 abstained.
- Granby Solar, LLC (Dickinson Farms) – Modification – Amendment to Site Plan Approval
 - The Board discussed billing which included computing the sq. ft. of the structures. Jim Trompke suggested sending a letter to Greg Briggs asking him to hold the permit to operate until the Planning Board has an “as built” and an invoice from the Planning Board for charges incurred during the Site Plan Approval has been paid.
 - Lillian Camus will create the letter and send to Cathy Leonard to print and Jim Trompke to sign.
- CPV Red Rock Solar – Special Permit and Site Plan Approval
 - The Board discussed the issue of computing square footage as none of the plans submitted has that information. After discussion,
 - Motion made by Lillian Camus and seconded by Robert Sheehan, Jr. to waive the charge of \$0.10 per sq. ft. as we do not have any plans showing square footage, and invoice CPV Red Rock Solar \$2,293.24 plus any additional interest in Escrow since May 2020. Motion carried 4 in favor, 0 opposed and 0 abstained.

New Business

ANR – 151 Taylor Street

Robert Sheehan, Jr. recused himself from the discussion.

Jim Trompke informed the Board he has family involved in this transaction which belong to the organization. As Robert Sheehan, Jr. has recused himself, Jim is invoking the Rule of Necessity and will give his opinion and vote to have a quorum.

The Board reviewed an ANR from Living Gate Community Church, presented by Stephen Laplante, to section off Lot A from the remaining property. Deed of property recorded in Hampshire County Registry of Deeds in Book 1587, Page 360.

Lillian Camus noted that Cathy Leonard received check #7815 in the amount of \$250.00 dated September 3, 2020 from M. Connie Laplante Real Estate

Motion made by Lillian Camus and seconded by Rob Chauvin to approve the ANR presented by Stephen Laplante on behalf of Living Gate Community Church to section off Lot A from the remaining property. Motion carried 3 in favor 0 opposed and 1 abstained (Robert Sheehan, Jr.)

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

DLTA Project Work Group

The Board discussed who from the Planning Board would be part of the DLTA Project Work Group.

Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to appoint Jason Smigiel and Lillian Camus to the DLTA Project Work Group. Motion carried 4 in favor, 0 opposed and 0 abstained.

Old Business

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

Lillian Camus noted the date of the Board's regularly scheduled meeting is Monday, October 12, 2020 which is also Columbus Day and may be a Town holiday. After discussion, the Board decided to wait until Monday, October 26, 2020 to meet, unless Cathy Leonard receives items the Board would need to discuss, review and/or vote on.

Agenda Items for the next 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

Item	Responsible Party	Due Date
Create letter to Greg Briggs RE Granby Solar, LLC (Dickinson Farms) to Cathy Leonard for Jim to sign	Lillian Camus	September 29, 2020
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

Next Meeting

The date of the next Planning Board meeting is to be determined.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to adjourn at 6:03 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the September 28, 2020 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

Documents Reviewed at this Meeting:

- Minutes of the September 14 and September 15, 2020 Meetings
- ANR 151 Taylor Street – Living Gate Church
- Billing