



## 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, Chair  
Robert Sheehan, Jr., Vice Chair  
Rob Chauvin, Treasurer  
Lillian Camus, Secretary, PVPC Rep  
Jason Smigiel, Member

Others: Ken Comia, Pioneer Valley Planning Commission  
Ed Chapdelaine  
Jeff Ruel – American Legion

Absent:

Meeting: Monday, October 26, 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 28, 2020 Minutes

Jim Trompke asked if there were any changes to the September 28, 2020 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve the Monday, September 28, 2020 minutes as written. Motion carried 4 in favor, 0 opposed, 1 abstained (Jason Smigiel)

#### Approve Bills

No bills to approve.

#### Review Billing

No billing to review.

## **New Business**

### ANR – 174 Batchelor Street

The Board reviewed an ANR from Robert Seibert and Laurie Carmody to convey property from Lot 1 to Lot 2 at 174 Batchelor Street. Deed of property recorded in Hampshire County Registry of Deeds in Book 8582, Page 264.

Lillian Camus noted that Cathy Leonard received check #226 in the amount of \$250.00 dated October 19, 2020 from Laurie Carmody.

Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the ANR plan for Robert Seibert and Laurie Carmody done by Harold L. Eaton & Associates, Inc. Motion carried 5 in favor 0 opposed and 0 abstained

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

### ANR – Harris Street

Heather Labonte had submitted an ANR for Harris Street. However, all the Board members did not receive a PDF of all the paperwork required for the Board to review.

Heather Labonte will gather the required materials and send a PDF to Cathy Leonard for distribution to the Planning Board.

### West State Street – Addition to business discussion

Jim Trompke reviewed the PDF of a proposed building addition at 8 West State Street. As the material was presented just for discussion to find out if anything else would be required for Site Plan Approval, the Board did not make any decision.

Ed Chapdelaine will gather the rest of the paperwork needed and give to Cathy Leonard to distribute to the Planning Board and anyone else needed for Site Plan Approval.

### American Legion – Proposed change/added use of an existing business what/if needed/or required for a Site Plan.

Jeff Ruel is a clerk for the American Legion Lounge and was online to answer any questions the Board may have. Mr. Ruel explained they are going from a Special Events permit to a Restaurant license.

Lillian Camus asked if previously they had served meals in the American Legion where people sat inside to eat. Mr. Ruel responded they did.

Jim Trompke explained going from a Special Events permit to a Restaurant license did not constitute a change of use. Mr. Trompke also noted the Board of Health would be more involved in the change of use.

Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel that the Planning Board takes no issue with the updated proposed use due to COVID. Motion carried 5 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.

Heather Labonte was asking if there was any discussion on the zoning request.

Jim Trompke responded that right now this Board is on hold due to COVID-19. Right now, due to COVID-19 and the cost of Town meetings, the Town Administrator's office has nothing scheduled in the near future. Once a Town meeting is scheduled, the Board will be able to go back on the calendar and schedule public hearings prior to six weeks of a Town meeting. Nothing will happen in 2020.

## Any Other Business

None

### Agenda Items for the November 9, 2020 meeting –meeting starts at 5 p.m.

- Administrative
- Anything else that comes up

## Review of Action Items

The Board reviewed the open action items.

### *Open/New Action Items*

Item	Responsible Party	Due Date
Contact Cathy Leonard to set up a time to sign the ANR for 176 Batchelor Street.	Lillian Camus, Robert Sheehan, Jr. and Rob Chauvin	October 30, 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*

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	Completed
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	Complete
Research fees other towns charge for Large Scale Ground Mounted Solar Projects	Ken Comia	Completed

## Next Meeting

The next Planning Board meeting will be Monday, November 9, 2020 at 5 p.m.

**Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to adjourn at 5:38 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the October 26, 2020 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

**Documents Reviewed at this Meeting:**

- Minutes of the September 28 Meeting
- ANR 176 Batchelor Street – Samantha Hawley and Thomas Herbert
- ANR – Harris Street
- Proposed Building Addition for 8 West State Street