



**JOINT MEETING OF GRANBY PLANNING BOARD
And the Economic Development and Growth
Committee**

10 West State Street
Granby, MA 01033

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

Website: www.granby-ma.gov

- Members: Planning Board
Jim Trompke, Chair
Robert Sheehan, Jr., Vice Chair
Lillian Camus, Secretary, PVPC Rep
Jason Smigiel, Member
Economic Development and Growth Committee
Jay Joyce, Chair
Bryan Hauschild, Member
Bill Porter, Member
- Others: Ken Comia, Pioneer Valley Planning Commission
- Absent: Rob Chauvin, Planning Board Treasurer
Gary Glenn, Economic Development and Growth Committee Member
- Meeting: Tuesday, September 15, 2020
- Location: Via Go-To-Meeting and at 1 Library Lane, Old Carnegie Building, Granby, MA

Minutes

CALL TO ORDER: Jim Trompke and Jay Joyce called the meeting to order at 6 p.m.

DLTA Project – Mixed Use Development District Analysis & Report

Ken Comia discussed the Scope of the project – Address mixed use districts in the Town and looking at the Master Plan. It is not an update to the Master Plan but understanding the work will result in a report of areas in the Town that were identified in the Master Plan, by the Town Administrator as well as any proposed Bylaw changes.

Ken Comia read the specific efforts of the **Scope**:

- Evaluate how mixed-use development is described in Master Plan
- Review existing uses and zoning regulations throughout Zoning Bylaw and Map
- Identify types of desired uses in the new district
- Clarify differences between proposed zone and Mixed-Use Development Overlay District
- Develop and refine proposed language for a mixed-use zoning district
- Assist with researching Tax Increment Financing (TIF) or Special Tax Assessments (STA) as a means to attract businesses

The **Measures of Success** are successful identification of mixed-use development types where they should be developed within town boundary, and ways to entice similar development.

Deliverables are information and components needed for municipal grants, new zoning bylaw or zoning bylaw amendment.

Jim Trompke asked for a definition of mixed use. Ken Comia responded you can either use the definition within the Master Plan or what the Town Administrator has outlined.

Jim Trompke suggested, and Ken Comia agreed, the definition of Mixed Use is Business Commercial, Retail and Residential mixes, whether in the same cluster or in the same buildings.

Jim Trompke noted we have a Zoning Overlay in the Business District of the Five Corners area. The stumbling block we have to accommodate that type of use is utilities – having both water and sewer. There are really no areas in town that accommodate both utilities.

Jim Trompke went on to explain the Planning Board is talking about proposing to create a Business Zone on the East Street corridor as some sections have one of the two essential utilities.

Ken Comia noted the possibility to fund or allow incentives for businesses to come into Town will be explored in this report.

Jay Joyce noted there is already Natural Gas in areas of East Street from New Ludlow to Ludlow. Jim Trompke agreed.

Jay Joyce asked if we are going to address the Westover Metropolitan District Commission area in Granby? Ken Comia responded that would be something that could be addressed.

Jay Joyce recommend when we do, we invite John Libera to that meeting as he is the Town's representative on the Westover Metropolitan District Commission. Ken Comia agreed that would be very helpful.

Lillian Camus asked Ken Comia if the Committee would include all of the Economic Development and Growth Committee as well as Jim Trompke and Lillian from the Planning Board. Ken Comia agreed.

Jim Trompke noted the Planning Board will vote at its next meeting (September 28, 2020) as to who would be the Planning Board representatives on the Committee.

Lillian Camus asked what is the name of this new group? Ken Comia responded DLTA Project Working Group.

Next Meeting

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

The date of the next DLTA Project Working Group will be Tuesday, September 29, 2020 at 6 p.m.

The date of the next Economic Development and Growth Committee will be Tuesday, September 29, 2020 at 6 p.m. in conjunction with the DLTA Project Working Group.

Adjournment

Planning Board - Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to adjourn at 6:36 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

Economic Development and Growth Committee - Motion was made by Jay Joyce and seconded by Bryan Hauschild to adjourn at 6:36 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 15, 2020 Joint Planning Board and Economic Development and Growth Committee meeting.

Respectfully submitted,

Lillian Camus
Secretary, PVPC Rep

Document Reviewed at this Meeting:

- Pioneer Valley Planning Commission Scope of Services – Granby FY20 DLTA