



## 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

Others: Ken Comia, Pioneer Valley Planning Commission  
Stephen Marion  
Ed Chapdelaine

Absent: Jason Smigiel, Member

Meeting: Tuesday, December 29, 2020

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

### Minutes

**CALL TO ORDER:** Jim Trompke called the Public Hearing to order at 5 p.m.

#### New Business

##### 5:05 p.m. – Properties Plus, LLC Public Hearing

Jim Trompke read the public hearing notice:

*In accordance with MGL Ch. 40A, Sec. 9, the Granby Planning Board will hold a virtual public hearing using GoToMeeting on December 21 at 5:05 PM. The nature of the hearing is to consider the petition of Properties Plus, LLC, Applicant and Owner, seeking a Site Plan Approval under 5.13, Business Estate Lots, of the Granby Zoning Bylaws for a metal building that will be used for storage of business and company property on Lot 1 at 121 West State Street, Granby, MA.*

Jim Trompke asked if all the Board members had a chance to review the updated DPW response specifically regarding drainage, which included a letter from Associated Builders explaining stormwater management for the site. All agreed they had read the response.

Jim Trompke noted the Bylaws allow the Planning Board to waive any Site Plan requirements they do not feel necessary to include on the Site Plan. (Reference Section 6.33 Required Site Plan Contents, last paragraph reading “The Planning Board may waive any information requirements it judges to be unnecessary to the review of a particular plan.”)

Lillian Camus noted she still wanted to see the drainage noted in the Site Plan. Jim Trompke, Robert Sheehan, Jr. and Rob Chauvin responded they were fine with how the topography showed the flow of the water on the Site Plan.

No comments from the public.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the Site Plan as presented for Properties Plus LLC, the applicant and owner, for a metal building to be used for storage of business and company property on Lot 1 at 121 West State Street, Granby, MA. Motion carried 3 in favor (Jim Trompke, Robert Sheehan, Jr. and Rob Chauvin), 1 opposed (Lillian Camus), 0 abstained.

Jim Trompke asked Ken Comia, PVPC, if the Site Plan needed a 20-day appeals period. Mr. Comia responded that Site Plan Approval would not necessarily require a recording of the document at the Registry of Deeds. He will confirm if Site Plans follow the same rules as a Special Permit.

Jim Trompke reiterated that Mr. Comia's response was that a 20-day appeal period did not apply to Site Plan Approvals that Ken Comia is aware of. Mr. Comia will create the Site Plan Approval document and send to the Board.

Lillian Camus asked if the Board needed to review and vote on the Site Plan Approval document prior to anyone signing it. After discussion,

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to authorize the Chairman of the Granby Planning Board to sign on behalf of the Board the letter that is being composed by Ken Comia of the Pioneer Valley Planning Commission, for the approval of the Site Plan that was just voted on. Motion carried 4 in favor, 0 opposed, 0 abstained.

5:18 p.m. – Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin, to close the Public Hearing regarding Properties Plus LLC Lot 1 121 West State Street, Granby, MA. Motion carried 4 in favor, 0 opposed, 0 abstained.

5:19 p.m. – Jim Trompke opened the Planning Board meeting.

## **Administrative Items**

### Approval of December 21, 2020 Minutes

Jim Trompke asked if there were any changes to the December 21, 2020 minutes. Lillian Camus noted there is one change on page 2 in the third paragraph under the public hearing. The sentence "He did complete and Disclosure..." should read "He did complete a Disclosure..." Additionally, Robert Sheehan, Jr. noted at the end of that same sentence the form number should read Form 23(b)3 and not 23B3.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the Monday, December 21, 2020 minutes as written and as amended. Motion carried 4 in favor, 0 opposed, 0 abstained.

### Approval of December 22, 2020 Minutes

Jim Trompke asked if there were any changes to the December 22, 2020 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve the Tuesday, December 22, 2020 Joint meeting of the Planning Board and Economic Development and Growth Committee minutes as written. Motion carried 3 in favor, 0 opposed, 1 abstained (Rob Chauvin)

### Approve Bills

No bills to approve.

### **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**

None

### Agenda Items for the January 11, 2021 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*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Sign the Site Plan Approval for 121 West State Street Lot 2	Jim Trompke	December 31, 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>
Make an appointment with Cathy Leonard to sign the ANR for Easton Street	Lillian Camus, Robert Sheehan, Jr., Rob Chauvin	Completed
Make an appointment with Cathy Leonard to sign the Fred Ruel Road and Forge Pond Road ANRs	All Planning Board Members	Completed
Create a public hearing notice for 121 West State Street Lot 2 and send to Cathy Leonard	Ken Comia	Completed
Discuss available date for 121 West State Street public hearing	Jim Trompke	Completed

### **Next Meetings**

The next regular Planning Board meeting will be Monday, January 11, 2021 at 5 p.m.

**Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to adjourn at 5:26 p.m. Motion carried 4 approved, 0 opposed, 0 abstained.

I, Lillian Camus, certify that these minutes are true and accurate minutes of the December 29, 2020 Planning Board meeting.

Respectfully submitted, Lillian Camus. Secretary

**Documents Reviewed at this Meeting:**

- Minutes of the December 21, 2020 and December 22, 2020 Meetings
- Public Hearing – Stephen Marion
  - Updated response from the DPW