



## 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

Absent:

Meeting: Wednesday, February 17, 2021

Location: Via Go-To-Meeting

### Minutes

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

### Working Session

The Board discussed possible Zoning Bylaw changes/amendments/additions.

#### Rezoning East Street from Barton Street to Ludlow Town Line

Discussion included dividing the zones into three sections:

- Pleasant Street to Barton Street (already zoned General Business)
- Barton Street to New Ludlow Road (overlay district?)
- New Ludlow Road to the Ludlow town line (zone commercial?)

Discussion for the Barton Street to New Ludlow Road and to the Ludlow town line centered around what type of overlay district to consider. A Mixed Use Overlay District might not be a good fit for Barton Street to New Ludlow Road due to the types of businesses our current Bylaws allow. A Professional Overlay District would work better in that area. A Mixed Use Overlay District would fit better in the area of New Ludlow Road to the Ludlow Town Line.

Ken Comia will finalize the two amendments and produce new Zoning maps for the area for the Board's next meeting.

### Extending Zoning District Industrial #1 to the South Hadley Line Along New Ludlow Road

Ken Comia reviewed a Draft Zoning Map Bylaw Amendment to rezone Assessors Map 5-E-1, 5-E-2, 5-E-3 and 5-ED-13 from Residential-Single Family (RS) to Industrial I.

The Board agreed with the draft amendment. Ken Comia will finalize the amendment and produce new Zoning maps for the area for the Board's next meeting.

### Oversized Barns

Ken Comia reviewed potential changes to the Schedule of Use Regulations Sections 3.7.4 and 3.7.5. Section 3.7.4 addresses private garages or stables exceeding 1,200 sq. ft. in area. Section 3.7.5 addresses private garages or stables exceeding 1,200 sq. ft. in area.

Section 3.7.4 would increase the size of an allowed private garage or stables to 1,600 sq. ft. but less than 2,400 sq. ft. in area (currently up to 1,200 sq. ft. in area) with Site Plan Approval by the Planning Board in the Residential (RS), General Business (GB) and Village Center (VC) Districts, but not allow it in Residential Multi-Unit Dwellings (RM), Industrial (I) and Industrial District (limited landfill/solid waste management and recycling use) (I2) Districts.

Section 3.7.5 would address private garages or stables exceeding 2,400 sq. ft. in area (currently exceeding 1,200 sq. ft. in area) with Site Plan Approval by the Planning Board and Special Permit by the Zoning Board of Appeals in the Residential (RS), General Business (GB) and Village Center (VC) Districts. These larger buildings would continue to not be allowed in Residential Multi-Unit Dwellings (RM), Industrial (I) and Industrial District (limited landfill/solid waste management and recycling use) (I2) Districts.

The Board agreed with the changes. Ken will finalize the amendment for the Board's next meeting.

### Outdoor Venues

Ken Comia referenced a document he had sent earlier with sample bylaws from the towns of Southbridge, Medway and Amherst in addition to the town of Lenox, Leelanau County, Michigan and Bristol Village, Kenosha County, Wisconsin.

The Board discussed minimum acreage requirements for private event venues as well as specific setbacks for buffer zones. The Site Plan Approval and Special Permit could include specific requirements for such items as ensuring the proper permits are pulled. Language specific to conversion of existing buildings or construction of new buildings and the use of surrounding grounds for a gathering place for weddings, events, etc. could also be included. The inclusion of no transient guests overnight should be in the Bylaw. Setbacks would be handled as a condition specific to each application.

Ken Comia will draft an amendment for the Board's next meeting.

### Small- and Medium-Scale Solar Installations

Ken Comia reviewed the Solar Best Practices Guide “Sample Municipal Bylaws/Ordinances”. The guide included some wording for small- and medium-ground mounted solar.

Lillian Camus referenced the “Model Zoning for the Regulation of Solar Energy Systems” from the Massachusetts Executive Office of Energy and Environmental Affairs, Department of Energy Resources dated December 2014. The document contains sample bylaws for regulating the visibility of small-scale ground-mounted solar systems.

Some Board members were hesitant to consider a Small- and Medium-Scale Solar Installation Bylaw with this group of Zoning and Bylaw changes. A concern was that not many residents in Town have voiced their opposition to the visibility of small-scale solar installations. As a result, the topic was tabled for a future discussion.

### **Any Other Business**

Agenda Items for Monday, February 22, 2021 Meeting –meeting starts at 5 p.m.

- Administrative
- Bylaw and Zoning Amendments
- Any regular Planning Board items

### **Review of Action Items**

Open action items will be reviewed at the next meeting.

#### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Create draft amendments for proposed Bylaws as well as new Zoning District maps	Ken Comia	February 22, 2021
Forward Westover Update invitation to the Board	Ken Comia	February 8, 2021
Research outdoor venue bylaws from states in the country	Ken Comia	February 8, 2021
Send Mass DOER sample small-scale ground-mounted solar bylaws document to Board	Lillian Camus	February 8, 2021
Send sample small-scale ground-mounted solar system bylaws to Board	Ken Comia	February 8, 2021
Research what other towns are doing re: oversized barns	Ken Comia	February 3, 2021
Contact Westover Development Corp. to find out when updates to the AICUZ will be published	Ken Comia	February 3, 2021
Sign the Site Plan Approval for 121 West State Street Lot 2	Jim Trompke	December 31, 2020
Obtain detailed plans of the proposed Mass DOT work on Rt. 202 from Kendall St. to School St.	Jim Trompke	February 8, 2021
Obtain a copy of the original Site Plan Approval for AJ's Auto	Lillian Camus	February 8, 2021
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 next regular Planning Board meeting will be Monday, February 22, 2021 at 5 p.m.

**Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to adjourn at 7 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the February 17, 2021 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

**Documents Reviewed at this Meeting:**

- Draft considerations for Zoning Bylaw Amendments created by Ken Comia
- Sample Outdoor Venue Bylaws from towns of Southbridge, Medway, Amherst, Lenox in addition to Leelanau County, Michigan and Bristol Village, Kenosha County, Wisconsin