



## 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  
Lillian Camus, Secretary, PVPC Rep  
Jason Smigiel, Member

Others: Ken Comia, Pioneer Valley Planning Commission  
Stephen Marion

Absent: Rob Chauvin, Treasurer

Meeting: Monday, January 25, 2021

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 December 29, 2020 Minutes

Jim Trompke asked if there were any changes to the December 29, 2020 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the Monday, December 29, 2020 meeting minutes as written. Motion carried 4 in favor, 0 opposed, 0 abstained.

##### Approve Bills

No bills to approve.

##### Annual Town Report

Jim Trompke read a memo from Cathy Leonard reminding all Committees that all Annual Town Reports must be submitted to the Select Board's office by February 19, 2021.

Lillian Camus reported she had already started on the report and would have a draft ready for the next Board meeting.

### BSC Group – Route 202 Work from Kendall Street to School Street

Jim Trompke reviewed a letter from BSC Group to the Select Board dated January 19, 2021. The letter was also sent to the Planning Board, Conservation Commission, Board of Health and Highway Department.

Mass DOT is requesting the departments review the proposed work to Rt. 202 from Kendall Street to School Street and submit any comments. The letter notes the Historical Commission, Police and Fire Departments have also received a letter requesting comments.

Jim Trompke will work on obtaining detailed plans of the proposed work for the Board to review and make comments.

### Pioneer Valley Planning Commission (PVPC) FY2021 District Local Technical Assistance (DLTA) Program

The Board reviewed a letter from Kim Robinson, Executive Director, PVPC, announcing the availability of technical assistance. The deadline for applications is 5 p.m. on Friday, February 5, 2021.

The Board agreed as to include this agenda item on their February 1, 2021 meeting due to the short timeframe.

## **New Business**

### Review Site Plan Decision for 121 West State Street

Jim Trompke explained there is some confusion with verbiage in the Site Plan Approval which was approved at the December 29, 2020 meeting. Specifically, Gregory Briggs, Building Inspector, is asking for clarification as to whether electricity or water/sewer shall be allowed.

Lillian Camus asked at a previous meeting if there was going to be any water in the building, to which Stephen Marion responded there would not be any water.

Mr. Marion understand if he adds any water/sewer he would need to come back to the Planning Board with a revised Site Plan for approval.

After discussion, the Board agreed to amend the Site Plan Approval to not include electricity not being allowed.

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to amend the Site Plan Approval approved on December 29, 2020 for the Applicant Properties Plus LLC, at the address 121 West State Street Lot 1, to remove any statements regarding there will be no electricity in this metal building. Motion carried 3 in favor (Jim Trompke, Robert Sheehan, Jr. and Lillian Camus), 0 opposed, 0 abstained.

### Review Proposed Site Plan Review for 107R Carver Street

Jim Trompke asked if all the Board members had read Greg Briggs letter to John Placzek denying his application for a permit for a 1,500 sq. ft. barn. All had read the letter. The Board is willing to accept the application for Site Plan review for a structure over 1,200 feet.

### Review Proposed Site Plan Review for 39 West State Street

Jim Trompke read Chris Martin's letter to AMAJ Inc., dba AJ's Auto Body. The Board agreed AJs Auto is going to need a Site Plan Review and potentially a Special Permit for the changes they are requesting for their permit in accordance with the Zoning Bylaws of the Town of Granby.

Lillian Camus will research obtaining a copy of the original Site Plan Approval.

## **Old Business**

### Continue Discussion on Bylaw Amendments and Zoning

Lillian Camus reviewed the proposed timeline for presenting any Zoning Bylaw changes at the proposed May 10, 2021 Annual Town Meeting. Chris Martin has reviewed the timeline noting that everything is pending any COVID-19 restrictions.

The proposed timeline means all Zoning Bylaw changes would need to be complete and ready for a public hearing by the end of February.

The current list of Bylaw and Zoning Amendments includes:

- Extending Zoning District Industrial #1 to the South Hadley Line along New Ludlow Road
- East Street (Westover Metropolitan District) Rezoning
- Increase in size for oversized barns
- Outdoor Venues
- Small Scale Solar Installations – Screening
- Miscellaneous wording changes to clarify and/or match the Schedule of Use Regulations

After discussion, the Board agreed to hold two working sessions for the Zoning Bylaw changes:

- Monday, February 1, 2021 at 5 p.m.
- Wednesday, February 3, 2021 at 5 p.m.

## **Any Other Business**

None

### Agenda Items for the February 1, 2021 meeting –meeting starts at 5 p.m.

- Administrative
- Bylaw and Zoning Amendments

### Agenda Items for the February 3, 2021 meeting **if needed** – meeting starts at 5 p.m.

- Administrative
- Bylaw and Zoning Amendments

### Agenda Items for the February 8, 2021 meeting –meeting starts at 5 p.m.

- Administrative
- Anything else that comes up.

## Review of Action Items

The Board postponed review of 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
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 Meetings

The Planning Board will meet on February 1 and February 3, 2021 at 5 p.m. as working sessions for the proposed Bylaw and Zoning Amendments.

The next regular Planning Board meeting will be Monday, February 8, 2021 at 5 p.m.

## Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to adjourn at 6:30 p.m. Motion carried 4 approved, 0 opposed, 0 abstained.

I, Lillian Camus, certify that these minutes are true and accurate minutes of the January 25, 2021 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

## Documents Reviewed at this Meeting:

- Minutes of the December 29, 2020 Meeting
- Site Plan Approval for 121 West State Street – Stephen Marion
- Review Proposed Site Plan Applications for
  - 107R Carver Street – John Placzek
  - 39 West State Street – AJ's Auto Body
- January 19, 2021 Letter from BSC Group Re Rt. 202 Work from Kendall Street to School Street
- January 25, 2021 Letter from Pioneer Valley Planning Commission Re DLTA Grant Applications