



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: www.granby-ma.gov

Members: Jim Trompke, Chair
Robert Sheehan, Jr., Vice Chair
Rob Chauvin, Treasurer
Jason Smigiel, Member

Others: Ken Comia

Absent: Lillian Camus, Secretary, PVPC Rep

Meeting: Monday, February 1, 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.

Increase in Size for Oversized Barns

The thinking behind the last increase in size for Oversized Barns was discussed. As none of the current Board members were on the Board at the time the Bylaw came into existence, the Board started with the first increase known which was 1,000 sq. ft. Then it was increased to 1,200 sq. ft. No special formula was used to arrive at the increases.

Potential changes discussed were:

- Increasing to 1,500 to 2,000 sq. ft.
- Increasing to 2,000 to 3,000 sq. ft., with Site Plan Approval or by-right, Special Permit for any over 3,000 sq. ft.
- 0 to 1,200 sq. ft. by-right
- 1,201 to 3,000 sq. ft. as-of-right with Site Plan Approval. No public hearing but notice to abutters and advertise it will be on agenda

Ken Comia will research what other towns are doing regarding oversized barns.

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?)

Ken Comia noted the Westover has updated their Air Installation Compatible Use Zone (AICUZ). Mr. Comia could not reach his contact to find out when they were going to publish their updates. The property Westover Development Group owns on East Street cannot be zoned Residential.

Mr. Comia will reach out to his contact again to get more information.

Wording that needs to be included in the zoning change include:

- Definition of Small Business (i.e., no big box store such as a Walmart, gas stations or auto body shops)
- Make it a light commercial overlay as currently on Rt. 202

Discussion continued regarding the pros and cons of Overlay Districts. Ken Comia noted developers can develop to the underlying District or the Overlay. He continued to note the zoning can be used as a tool as to where you want to see certain types of businesses.

Current Overlays are 300 to 500 ft. off the front line if it is one piece of property.

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

Items that need clarification before moving forward:

- Confirm how the area is currently zoned.
- Find out where the Industrial Park ends.

Outdoor Venues

Ken Comia referenced a document he had sent earlier with sample bylaws from the towns of Southbridge, Medway and Amherst. Mr. Comia noted the Bylaw should have Site Plan Review or a Special Permit due to increased traffic. Ag-related uses should also be identified in the Bylaw.

The question was asked if this is more of a General Town Bylaw than a Zoning Bylaw. Mr. Comia responded it would be a Zoning Bylaw if the Planning Board wanted to review traffic issues.

Further discussion was tabled until the next meeting on Wednesday, February 3, 2021.

Small Scale Solar Installations - Screening

Discussion was tabled until the next meeting on Wednesday, February 3, 2021.

Flood Plain Maps, Zones and Bylaws

Ken Comia reported that the Federal Emergency Management Agency (FEMA) is updating the flood plain maps. The maps will not be ready until the end of 2021, but the Board needs to start thinking about any Zoning Bylaw changes. Mr. Comia noted the Board must go by FEMA's rules so the homeowners in town can get flood insurance.

Any Other Business

Agenda Items for **Wednesday, February 3, 2021** Meeting –meeting starts at 5 p.m.

- Administrative
- Bylaw and Zoning Amendments

Review of Action Items

Open action items will be reviewed at the next meeting.

Open/New Action Items

Item	Responsible Party	Due Date
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 working session will be Wednesday, February 3, 2021 at 5 p.m.

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 February 1, 2021 Planning Board meeting per the GCAM recording.

Respectfully submitted,

Lillian Camus. Secretary

Documents Reviewed at this Meeting:

- Minutes of the July 22, 2020 Working Session
- Sample Outdoor Venue Bylaws from towns of Southbridge, Medway and Amherst