



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
Lillian Camus, Secretary, PVPC Rep
Jason Smigiel, Member

Others: Ken Comia

Absent:

Meeting: Wednesday, February 3, 2021

Location: Via Go-To-Meeting

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 5:06 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?)

Ken Comia spoke with his contact at Westover regarding updates to their Air Installation Compatible Use Zone (AICUZ). They will be presenting their updates on February 18, 2021. Mr. Comia will forward the invitation he received to the Board.

Further discussion was tabled until the Westover presentation.

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.

The Board discussed possibly making both sides of New Ludlow Road up to Morgan Street Industrial just to keep the Zone easier to follow.

Outdoor Venues

Ken Comia referenced a document he had sent earlier with sample bylaws from the towns of Southbridge, Medway and Amherst. Mr. Comia suggested the Board could condition approval on the applicant receiving additional permits from the Select Board, etc. The process would start with the Planning Board for Site Plan Approval for specific things. This would be a one-time only Site Plan approval provided there are no changes to the site. Then, it is up to the Select Board, etc. to approve the various licenses.

Ken Comia will research further the bylaws from other towns through the country.

Small Scale Solar Installations - Screening

Lillian Camus explained some people are concerned about the visibility of small-scale ground-mounted solar in Town. Mrs. Camus noted small-scale ground-mounted solar is allowed by-right in Granby.

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.

Ken Comia noted other towns have bylaws for visibility of small-scale ground-mounted solar systems.

Lillian Camus will send the Board the document she referenced.

Ken Comia will send the Board sample small-scale ground-mounted bylaws from other towns.

Any Other Business

Agenda Items for Monday, February 8, 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

Item	Responsible Party	Due Date
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 8, 2021 at 5 p.m.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to adjourn at 6:26 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the February 3, 2021 Planning Board meeting.

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