



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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Members: Jim Trompke, Chair
Robert Sheehan, Jr., Vice Chair
Rob Chauvin, Treasurer
Lillian Camus, Secretary, PVPC Rep
Jason Smigiel, Member

Others: Ken Comia, Pioneer Valley Planning Commission
Charles Ames, Northeast Paving

Absent:

Meeting: Monday, March 8, 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 February 22, 2021 Minutes

Jim Trompke asked if there were any changes to the February 22, 2021 minutes. Lillian Camus noted on page 5 the title "Community One Stop for Growth" should read "Mass DOT Rt. 202 Resurfacing and Related Work." Robert Sheehan, Jr. noted on page 3 in the next to the last bullet, Conservation Commission should be Zoning Board of Appeals.

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the Planning Board minutes of Monday, February 22, 2021 minutes as amended. Motion carried 5 in favor, 0 opposed, 0 abstained.

Approve Bills

None to approve.

Matt Harris - Bicycle Shop

Jim Trompke explained the Bike Shop is moving from Dunkin Donuts area down the street where Lamoureux has an office. The property already has a Site Plan Approval. It was approved for retail space so it's not a

Jim Trompke reported on his conversation with Town Counsel. It is within the Planning Board's discretion to waive or remove conditions without a public hearing. The area was already zoned for business. The use is similar to what's there now and was previously approved. We don't necessarily have to do an abutter's list or hold a hearing for Site Plan Approval if it's allowed within that zone.

Ken Comia confirmed Town Counsel is correct as the area is zoned General Business it is allowed. The Board would just need to review it at a regular meeting.

Jim Trompke is in favor of taking a vote to lift the conditions on that site and allowing the Bike Shop to just move in.

Lillian Camus asked if the Site Plan Approval end if another business goes in and that person isn't there. They have all these restrictions and it probably be easier to just do another Site Plan Approval. All six restrictions have to be removed.

Also, how many parking spaces are there? I don't see anything that shows any parking spaces. Jim Trompke noted the original Site Plan would show that. Lillian Camus noted we don't have a copy of the original Site Plan.

Lillian Camus asked Ken Comia what happens to a Site Plan Approval when another business comes in. Ken Comia responded it is usually the determination of the Zoning Enforcement Officer is a new Site Plan Approval is required.

Normally the Site Plan Approval and any conditions would be for that entity that would be asking for permission from the Planning Board for Site Plan Review so it would fall to that one applicant. It goes to the Zoning Enforcement Officer to determine if a new Site Plan Approval is required.

Lillian Camus recapped that it is up to the Zoning Enforcement Officer to decide if any application comes to the Planning Board. Ken Comia agreed.

Lillian Camus said her understanding is that the question comes down to Gregg Briggs saying whether it's a change of use or not. If it's not a change of use we don't need to get involved. If it is a change of use, Gregg Briggs needs to give us a letter say why he thinks we need to get involved. We are assuming that once Lamoureux moves out that Site Plan Approval doesn't apply anymore.

Robert Sheehan, Jr. agreed with Jim Trompke noting the decision that was handed down by the Planning Board in 2006 was site specific to Lamoureux Landscaping. Now the building is going to change. It's by right in the Business Zone. It is not a similar business to Lamoureux Landscaping and maybe the decision just goes away.

Robert Sheehan, Jr. noted if Lamoureux owns the building and Matt Harris wants to close shop, this order of conditions should stay in place if Lamoureux would like to in the future reopen. Jim Trompke noted the approval on the building goes away after two years. It would be pre-existing, nonconforming. Once an occupant goes away if it's a Special Permit and this sounds like a Special Permit because it's allowing something that wasn't allowed in that zone, it goes away.

Lillian Camus asked if this Site Plan Approval has a two-year limit is what you're saying. Jim Trompke responded yes, once it stops operating. Sounds like it's all the Zoning Enforcement Officer who makes the determination, not us.

Robert Sheehan, Jr. asked if this was a request was referred to us by Greg or was this merely a business owner asking what needs to be done? Matt Harris was not on the call to respond.

Jim Trompke will contact Greg Briggs asking if he was approached for a certificate of occupancy to operate. If not, Jim will call Matt Harris and refer him to the Building Department.

Lillian Camus noted that we really shouldn't be doing anything until we have a letter from Zoning Enforcement saying something is wrong here and here's why you need to go through the Planning Board.

5:18 p.m. Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to close the regular meeting and open the public hearing, at the completion of the Public Hearing we will reconvene the Planning Board meeting. Motion carried 5 in favor, 0 opposed, 0 abstained

New Business

5:19 p.m. - Public Hearing – John Placzek 107R Carver Street

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 February 22, 2021, at 5:15 PM. The nature of the hearing is to consider the petition of John Placzek, Applicant and Owner, seeking Site Plan Approval under Section 6.3 of the Granby Zoning Bylaws and applicable of Section III – Regulations, 3.7.5 – Accessory Uses, regarding a private garage or stables exceeding Twelve Hundred (1200) square feet in area for a detached garage for hobby storage at 107R Carver Street, Granby, MA.

Mr. Placzek requested a continuation of the Public Hearing to March 22, 2021 as they are meeting with the Conservation Commission on March 9, 2021.

Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel to continue the 107R Carver Street public hearing to Monday, March 22, 2021 at 5:15 p.m. Motion carried 5 in favor, 0 opposed, 0 abstained.

5:23 p.m. – regular Planning Board meeting continued.

17 New Ludlow Road – Review Application

Jim Trompke noted part of the property is zoned Industrial and part Residential. He explained they are looking to put up a temporary structure to protect their raw asphalt product so it doesn't get wet.

Lillian Camus asked if we would receive something showing stormwater runoff, and is the material being put on the ground and will it leach out?

Charlie Ames from Northeast Paving explained they want to put up a shelter to cover the fine aggregate which would be the sand that is already on the ground and raff which is recycled asphalt. The purpose is if we can hold the moisture in it would require less energy to heat it in the manufacturing process which would save energy and lessen the carbon footprint. All the materials are already there on the ground. The site plan is more towards the landfill side of the property. It's not going to change the flow of the water at all. It's a Quonset-type building. It's a metal frame with a tarp over it. The rainwater will follow the same pattern it followed previously.

Ken Comia noted that based on what was submitted, it will not necessarily be increasing any impervious surface due to the fact that the surface is impervious. Ken noted he is not an Engineer, but that is his understanding.

Robert Sheehan, Jr. asked if it would be no different than if someone put a solar canopy over an existing paved parking lot. Ken Comia confirmed it would be no different.

Ken Comia said he would be interested in the Zoning Enforcement Officer's view of this to see if it even needed to come before the Planning Board.

Lillian Camus noted the plans we have don't show what direction the water will be flowing. Mr. Ames responded the area is elevated and the water flows down towards New Ludlow Road and on the landfill side of the property.

The Board is asking for a plan showing which direction the runoff is flowing as it sheds off this structure.

Robert Sheehan, Jr. noted we will send to all various related departments. He suggested a public hearing should not be scheduled until Conservation has had a chance to meet on this due to all the wetlands in that area.

Jim Trompke would recommend Mr. Ames file an application with the Site Plan showing the information you have shown already, plus the Board is requesting an Engineer stamp showing how the water is going to flow from that structure. Once we receive the information, we will circulate to the department heads for review and then schedule a hearing.

Lillian Camus noted the application was not dated and suggested Mr. Ames make sure it is dated when it is submitted to avoid any further delays.

Jim Trompke will contact Greg Briggs, the Zoning Enforcement Officer, tomorrow to get an official decision regarding this location.

Mass DOT Rt. 202 Resurfacing and Related Work

Lillian Camus asked if everyone had a chance to review the e-mail Cathy Leonard forwarded from Jennifer Cohen, VP of Real Estate Development at MassDevelopment in Boston. All in attendance had received and read the e-mail and the attached document from Susan McArthur.

Jim Trompke contracted Dave Desrosiers. Everything he has is 10 years old. Nothing new to reference.

Lillian Camus will forward the e-mail and letter from BSC Group to Jim Trompke and Robert Sheehan, Jr.

Lillian Camus volunteered to contact Susan McArthur for more details.

Old Business

Bylaw Amendments and Zoning

Ken Comia discussed the Proposed Zoning Bylaw Amendments dated February 22, 2021. The Select Board will be reviewing the documents at their March 22, 2021 meeting.

Lillian Camus asked if we wanted to update the Use Regulations table regarding outdoor displays which are not allowed anywhere in town.

Jim Trompke recommended the Board hold off on that and include it in another session.

Lillian Camus noted we are going on the assumption there will be a May Annual Meeting. Jim Trompke will confirm with Chris Martin if there will be a May Annual Meeting. Jim noted if the meeting will be pushed way out, we can address the other items in a second public hearing.

Any Other Business

None

Agenda Items for the March 22, 2021 meeting –meeting starts at 5 p.m.

- Administrative
- 5:15 p.m. Continued Public Hearing – John Placzek 107R Carver Street
- Anything else that comes up.

Review of Action Items

The Board reviewed the open action items.

Open/New Action Items

Item	Responsible Party	Due Date
Obtain detailed plans of the proposed Mass DOT work on Rt. 202 from Kendall St. to School St.	Lillian Camus	March 22, 2021
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

Completed Action Items

Item	Responsible Party	Due Date
Send a copy of the Nexamp letter to Jim Trompke	Lillian Camus	Completed
Contact Jamie Stanton from Nexamp See Letter Above	Jim Trompke	Completed
Inform Chris Martin of the decision not to respond RE A.J. Auto Body	Jim Trompke	Completed – left voice mail
Talk to Town Counsel for his opinion as to what process we need to go through to allow him to move into a site that had some conditions on it	Jim Trompke	Completed
Make Proposed Zoning and Bylaw Amendments changes and send final document to Select Board by February 26, 2021	Ken Comia	Completed

Next Meetings

The next regular Planning Board meeting will be Monday, March 22, 2021 at 5 p.m.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to adjourn at 6:21 p.m. Motion carried 5 approved, 0 opposed, 0 abstained.

I, Lillian Camus, certify that these minutes are true and accurate minutes of the March 8, 2021 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

Documents Reviewed at this Meeting:

- Minutes of the February 22, 2021 Meeting
- Documents related to Public Hearing for John Placzek – 107R Carver Street
- Review of Application for 17 New Ludlow Road
- Proposed Zoning and Bylaw Amendments
- Matt Harris – Bicycle Shop – any new documents?
- Letter from BSC Group dated January 19, 2021 RE Mass DOT Resurfacing & Related Work on Route 202