



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

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, Pioneer Valley Planning Commission
Ed Chapdelaine, Durkee, White, Towne and Chapdelaine

Absent:

Meeting: Monday, May 10, 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 5:01 p.m.

Administrative Items

Approval of April 26, 2021 Minutes

Jim Trompke asked if there were any changes to the April 26, 2021 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the Planning Board minutes of Monday, April 26, 2021 minutes as written. Motion carried 4 in favor, 0 opposed, 1 abstained (Jim Trompke)

Approve Bills

Jim Trompke reviewed Invoice #3, dated April 23, 2021 from the Pioneer Valley Planning Commission for services for the period of January 1, 2021 through March 31, 2021 in the amount of \$3,130.98

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to accept and pay the Pioneer Valley Planning Commission Invoice #3 for \$3,130.98. Motion carried 5 in favor, 0 opposed, 0 abstained

New Business

Steven Marion – 121 West State Street - Discussion

Jim Trompke noted in Greg Briggs opinion nothing has changed. The building is still for private use, no public access other than the tenants. No occupancy. Strictly for storage. There is a potential for 3 tenants instead of 1.

Robert Sheehan, Jr. said the building inspector looking for an amendment to a change in use.

Steve Marion reviewed his suggested revised wording to the Site Plan Approval.

Lillian Camus suggested the Town Departments review the site plan again understanding this is now not just for personal use.

Ken Comia explained the use is the same but for different entities does not necessitate any more scrutiny other than this discussion.

Lillian Camus asked if the Board would want to note specifically what is being changed in the Amended Site Plan Approval. After discussion, the changes to the January 25, 2021 Amended Site Plan Approval would be:

- Page 1 – First paragraph. Change “company property” to read “property and equipment.”
- Page 1 – Third paragraph. Change “business goods and company property and equipment” to “business goods, property and equipment.”
- Page 3 – Paragraph 8 – Change “serve as a place to store applicant’s personal company equipment” to read “serve as a place to store business goods, property and equipment”

Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the Amended Site Plan. The building is apparently going to go from personal business to business use with other outsiders with similar occupation and referring to Mr. Marion’s letter to the Planning Board dated May 1, 2021 in its entirety to be included in the motion. Motion carried 5 in favor, 0 opposed, 0 abstained

Ken Comia will prepare an Amended Site Plan Approval for the Board’s signature.

5:44 p.m. – Jim Trompke recused himself from the discussion on the ANR for Morgan Street as the application is from his company and left the meeting. Mr. Trompke turned the meeting over to Lillian Camus to Chair in his absence.

Additionally, Robert Sheehan, Jr. recused himself because he did the perk tests on the parcels. Mr. Sheehan, Jr. also left the meeting at 5:44 p.m.

ANR Morgan Street

The Board reviewed an ANR from Single Source Services, LLC to subdivide one parcel of land into four parcels. Deed of property recorded in Hampshire County Registry of Deeds Book 13785, Page 41.

Ed Chapdelaine explained the ANR involving three parcels of land being created out of the original parcel of land on Morgan Street.

Lillian Camus asked if the ANR application was dated and signed as the copy she had was not. Jason Smigiel checked the original and said it was not signed or dated.

Lillian Camus asked if a check had been received to process the ANR. Mr. Chapdelaine explained Jim Trompke would write the check and hand it to Cathy Leonard.

Motion made by Jason Smigiel and seconded by Rob Chauvin to approve the ANR submitted by Single Source Services, Inc. pending the signature and dating of application and submitting a check for \$500.
Motion carried 3 in favor 0 opposed and 2 abstained (Jim Trompke and Robert Sheehan, Jr.)

Jason Smigiel will sign the ANR at his location. Lillian Camus and Rob Chauvin will make appointments with Cathy Leonard to stop by the Senior Center to sign the ANR.

Any Other Business

None

Agenda Items for the May 24, 2021 meeting –meeting starts at 5 p.m.

- Administrative
- Reorganize
- Schedule Workshops for Proposed Zoning Bylaw Changes

Review of Action Items

The Board reviewed the following action items:

Open/New Action Items

Item	Responsible Party	Due Date
Prepare an Amended Site Plan Approval for 121 West State Street for the Board's signature	Ken Comia	May 24, 2021
Send the Board the Housing Presentation from tonight's meeting.	Ken Comia	May 24, 2021
Sign the Turley Publication Invoice and give to Cathy Leonard for processing	Jim Trompke	May 24, 2021
Sign response to Select Board re: 39 West State Street	Jim Trompke	May 24, 2021
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

Closed Action Items

Item	Responsible Party	Due Date
Ask Cathy Leonard to contact Mr. Placzek to ask him if he would like to formally withdraw his application without prejudice	Lillian Camus	Completed
Send Article 6 to Cathy Leonard for inclusion in the May Town Meeting	Ken Comia	Completed
Create a letter to Northeast Paving for Cathy Leonard to send out requesting documents	Ken Comia	Completed

Next Meeting

The next regular Planning Board meeting will be Monday, May 24, 2021 at 5 p.m.

Adjournment

Motion was made by Jason Smigiel and seconded by Rob Chauvin to adjourn at 5:53 p.m. Motion carried 3 approved, 0 opposed, 0 abstained.

I, Lillian Camus, certify that these minutes are true and accurate minutes of the May 10, 2021 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

Documents Reviewed at this Meeting:

- Minutes of the April 26, 2021 Meeting
- Pioneer Valley Planning Commission Invoice #3 Dated April 23, 2021
- Documents related to Proposed Changes at 121 West State Street
 - Updated Site Plan
 - Letter from Stephen Marion dated May 1, 2021