



## 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  
Nita Abbott, member

Others: Gary Phelps, Preservation Society  
Bucky Sparkle, The Zengineer

Absent: Jason Smigiel, Member

Meeting: Monday, May 24, 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 May 10, 2021 Minutes

Jim Trompke asked if there were any changes to the May 10, 2021 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve the Planning Board minutes of Monday, May 10, 2021 minutes as written. Motion carried 3 in favor, 0 opposed, 1 abstained (Nita Abbott)

##### Approve Bills

None

##### Reorganize

After discussion, the following motions were made:

- Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus for Jim Trompke as Chairman. Motion carried 3 in favor, 0 opposed, 1 abstained (Jim Trompke).

- Motion was made by Jim Trompke and seconded by Lillian Camus for Robert Sheehan, Jr. as Vice Chairman. Motion carried 3 in favor, 0 opposed, 1 abstained (Robert Sheehan, Jr.).
- Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus for Jason Smigiel as Treasurer. Motion carried 4 in favor, 0 opposed, 0 abstained.
- Motion was made by Lillian Camus and seconded by Robert Sheehan, Jr. for Nita Abbott as Secretary. Motion carried 3 in favor, 0 opposed, 1 abstained (Nita Abbott).
- Motion was made by Robert Sheehan, Jr. and seconded by Nita Abbott for the Board to recommend Lillian Camus to the Select Board as the Planning Board's Pioneer Valley Planning Commission (PVPC) Representative. Motion carried 3 in favor, 0 opposed, 1 abstained (Lillian Camus).
- Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus for the Board to recommend Nita Abbott to the Select Board as the Planning Board's Alternate Pioneer Valley Planning Commission (PVPC) Representative. Motion carried 3 in favor, 0 opposed, 1 abstained (Nita Abbott).

#### Schedule Workshops for Proposed Zoning Bylaw Changes

Postponed to the next meeting when all members will be present.

#### Approve and Sign Second Amended Site Plan Approval for 121 West State Street

The Board review the draft Second Amended Site Plan Approval for 121 West State Street.

- Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve and sign the Second Amended Site Plan Approval for 121 West State Street Lot 1. Motion carried 4 in favor, 0 opposed, 0 abstained

All Board members to make appointments with Cathy Leonard to sign the Second Amended Site Plan Approval.

#### Invoice for 107-R Carver Street

The Board reviewed Invoice #21-02 for John Placzek, 107-R Carver Street. After discussion.

- Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve Invoice #21-02 to Mr. John Placzek in the total amount of \$1,044.32. Motion carried 4 in favor, 0 opposed, 0 abstained

### **New Business**

#### Discussion – 250 State Street – Supplemental Information and Plans

Lillian Camus and Nita Abbott recused themselves as they are abutters.

Bucky Sparkle reviewed the preliminary material dated May 4, 2021 sent to the Planning Board.

Jim Trompke noted the Board will require the Code Enforcement Officer to make sure the assembly space and gift shop are allowed uses. Additionally, if you are using parking spaces owned by an abutter, we need to see an easement to review.

Robert Sheehan, Jr. noted we would need a capacity the building can handle. Then we can begin the review process through the town departments as well as our Pioneer Valley Planning Commission consultant. Mr. Sheehan also suggested Mr. Sparkle look at an easement for parking between the Immaculate Heart of Mary Church and Kellogg Hall.

#### Discussion – Mobile Food Trucks

Jim Trompke explained a mobile food truck is proposed in the business district three days a week. Jim is in favor of waiting until Ken Comia is back to continue this discussion.

Nita Abbott wondered about water source, garbage disposal. Jim Trompke noted that would be the jurisdiction of the Health Department.

Jim Trompke is in favor of looking at a site plan, especially for parking issues and send a letter to Select Board.

Bob Sheehan, Jr. noted the major governing body is going to be the Board of Health.

The Board discussed sending a recommendation to the Select Board that the food truck owner provide us with a drawing as to where the truck is going to be parked and available parking. Robert Sheehan, Jr. would like to see dedicated parking for this establishment when it's open.

Lillian Camus will send an e-mail to Chris Martin and Cathy Leonard with the above information the Board would like to see to make a decision.

### **Old Business**

#### 17 New Ludlow Road – Site Plan Review – Next Steps

Board continued discussion to the next meeting as not all the material has been received from the applicant.

#### Os Property – 8 West State Street

The Board discussed what needs to be submitted, if anything, for the project to continue.

Jim Trompke suggested possibly waiting Site Plan Approval. Lillian Camus noted if we did that we had to state the specific reasons why we were waiting Site Plan Approval plus apply this same decision to future Site Plan Approvals that come before the Board.

Robert Sheehan, Jr. read letter from Greg Briggs dated May 4, 2021 regarding the Os property indicating he cannot complete the building permit application or issue a permit as he believes they need to complete a Site Plan Review for the proposed work.

The Board will have further discussion on this matter when Ken Comia returns from vacation.

### **Any Other Business**

None

#### Agenda Items for the June 14, 2021 meeting –meeting starts at 5 p.m.

- Administrative
- 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
Send letter to Select Board with the Board's recommendations for PVPC Representative and Alternate	Lillian Camus	May 25, 2021
Make an appointment with Cathy Leonard to sign the Amended Site Plan Approval for 121 West State Street	The Board	May 28, 2021
Create and send Board's response to Chris Martin regarding Food Trucks	Lillian Camus	May 25, 2021
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Nita Abbott	Ongoing

### *Closed 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	Completed
Send the Board the Housing Presentation from tonight's meeting.	Ken Comia	Completed
Sign the Turley Publication Invoice and give to Cathy Leonard for processing	Jim Trompke	Completed
Sign response to Select Board re: 39 West State Street	Jim Trompke	Completed

## Next Meeting

The next regular Planning Board meeting will be Monday, June 14, 2021 at 5 p.m.

## Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to adjourn at 5:54 p.m. Motion carried 5 approved, 0 opposed, 0 abstained.

I, Lillian Camus, certify that these minutes are true and accurate minutes of the May 24, 2021 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

Documents Reviewed at this Meeting:

- Minutes of the May 10, 2021 Meeting
- Second Amended Site Plan Approval for 121 West State Street
- Documents related to 250 State Street