



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
Jason Smigiel, Member
Nita Abbott, Secretary
Lillian Camus, PVPC Rep

Others: Dakota Richards
Edward Chapdelaine
Leonard Laizer

Absent:

Meeting: Monday, June 28, 2021

Location: via Go-to-Meeting and in person 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 24, 2021 Minutes

Jim Trompke asked if there were any changes to the May 24, 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 24, 2021 minutes as written. Motion carried 4 in favor, 0 opposed, 1 abstained (Jason Smigiel)

Approve Bills

Jim Trompke reviewed Invoice #4, dated June 24, 2021, in the amount of \$1,054.11 from the Pioneer Valley Planning Commission for Ken Comia's services.

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve Pioneer Valley Planning Commission's Invoice #4 dated June 24, 2021 in the amount of \$1,054.11. Motion carried 5 in favor, 0 opposed, 0 abstained.

Schedule Workshops for Proposed Zoning Bylaw Changes

Jim Trompke wanted to know how Board members felt about the workshops for the proposed Zoning Bylaw changes.

Robert Sheehan, Jr. stated that at the public hearing most of the public disagreed with the proposed changes in the East Street, Barton Street and New Ludlow Road areas. Robert Sheehan, Jr. stated that zoning changes on New Ludlow Road and East Street might not be something he would like to pursue because of the public opposition to the changes.

Robert Sheehan, Jr. and Jim Trompke both mentioned maybe leaving the Zoning Bylaw as is. Robert Sheehan, Jr. felt that the town should focus on sewer and water infrastructure. He mentioned that historically the town has not focused on this issue.

Jim Trompke mentioned that water and sewer would save new businesses money by having them already in place; however, these issues are really up to the Select Board.

Lillian Camus mentioned that maybe the Outdoor Event piece could be looked at, but not the other proposed zoning changes because of public opposition to the increased traffic that could be caused by the zoning changes.

Robert Sheehan, Jr. suggested that we just move on with the pieces that the public is not opposed to (such as Outdoor Events), suggesting the Board review the proposed Outdoor Events Bylaw at the next meeting.

New Business

ANR – East Street - LaFlamme

Jim Trompke recused himself as he is an abutter to the property.

Dakota Richards, representing the LaFlamme family, attended by phone.

Lillian Camus wondered if the four lots being proposed are on land that is still in Chapter 61A. 29.53 acres was put into Residential for a solar farm. Keri Ann Wentzel, from the Assessors Office, will look into whether part of the land is still in Chapter 61A.

Lillian Camus also noted the ANR Application was not dated.

Robert Sheehan, Jr. stated the Board will wait to see whether the land is out of Chapter 61A as well as receiving a dated ANR Application before making any decisions.

There was also discussion by Robert Sheehan, Jr. and Lillian Camus regarding if the amount of the check for the ANR was sufficient. It was determined that the check was deficient for five lots. An addition \$125 is due.

Dakota Richards will convey the Board's requests to the applicant.

Jim Trompke returned to the meeting

Old Business

17 New Ludlow Road – Site Plan Review

Lillian Camus noted the Site Plan says “Preliminary” and the Board should be reviewing the final Site Plans and not a preliminary one. She asked if Ken Comia would review the documents submitted for the Board, which he agreed to do.

Ken Comia noted Greg Briggs, Building Inspector, already stated in his letter dated April 7, 2021 that no special approval or review was necessary.

Jim Trompke questioned if a public hearing is necessary. Ken Comia stated that a public hearing is necessary for Site Plan Approval as the town relies on M.G.L. Chapter 40A notification and newspaper notice. Jim Trompke brought up the fact that we might want to change the process. However, since we are following Massachusetts General Law Chapter 40A, a public hearing is necessary.

Ken Comia will send Cathy Leonard an e-mail to go ahead with the public hearing which should be held at the Board’s meeting the last week of July.

Os Property – 8 West State Street

Ed Chapdelaine, representing the Os Property, asked the Board waive the following Zoning Bylaw requirements for Site Plan Approval:

- Section 3.6.0 – Manufacturing, processing, fabrication, assembly and storage of materials, mechanical products or equipment.
- Section 5.11.4 – Site Requirements
- Section 5.11.5 – Building Requirements
- Section 5.11.6 – Infrastructure and Utility Requirements
- Section 5.11.7 – Landscape Buffers, Common Open Space and Natural Resources
- Section 5.11.8 – Signage/Project Identifier

Mr. Chapdelaine cited costs involved with delays in finishing the costs due to COVID and other unspecified issues. He also stated EDOS Manufacturing will not be increasing the size or scope of the project.

Jim Trompke said he didn’t see any problem with waiving the Zoning Bylaw requirements requested.

Lillian Camus asked if this project even needed Planning Board approval. Jim Trompke noted the Zoning code Enforcement Officer (Greg Briggs) decided it did need Planning Board approval.

Lillian Camus suggested a letter be written to the Building Inspector letting him know that a second Site Plan review is not required. The letter should include language that since the 8 West State Street Site Plan has been reviewed in the past, an additional review is not necessary.

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to send a letter to the Building Inspector reading “After review of the 8 West State Street Site Plan, an additional Site Plan review is not necessary for the proposed building addition.” Motion carried 5 in favor, 0 opposed, 0 abstained

Any Other Business

None

Agenda Items for the July 12, 2021 meeting –meeting starts at 5 p.m.

- Administrative
- Schedule Workshops for Proposed Private Event and Privant Event Venue Zoning Bylaw Changes

Review of Action Items

The Board reviewed the following action items:

Open/New Action Items

Item	Responsible Party	Due Date
Email Cathy Leonard to proceed with public hearing for 17 New Ludlow Road	Ken Comia	June 29, 2021
Review the 17 New Ludlow Road documents and provide opinion to the Planning Board	Ken Comia	July 12, 2021
Prepare letter to Greg Briggs Re: 8 West State Street	Nita Abbott	June 29, 2021
Sign letter to Greg Briggs Re: 8 West State Street and give to Cathy Leonard for processing	Robert Sheehan, Jr.	June 29, 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
Send letter to Select Board with the Board's recommendations for PVPC Representative and Alternate	Lillian Camus	Completed
Make an appointment with Cathy Leonard to sign the Amended Site Plan Approval for 121 West State Street	The Board	Completed
Create and send Board's response to Chris Martin regarding Food Trucks	Lillian Camus	Completed

Next Meeting

The next regular Planning Board meeting will be Monday, July 12, 2021 at 5 p.m.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to adjourn at 6:18 p.m. Motion carried 5 approved, 0 opposed, 0 abstained.

I, Nita Abbott, certify that these minutes are true and accurate minutes of the June 28, 2021 Planning Board meeting.

Respectfully submitted, Nita Abbott. Secretary

Documents Reviewed at this Meeting:

- Minutes of the May 24, 2021 Meeting
- PVPC Invoice #4 dated June 24, 2021
- Documents related to Site Plan Review for 17 New Ludlow Road
- Documents related to 8 West State Street