



## GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: [www.granby-ma.gov](http://www.granby-ma.gov)

Members: Jim Trompke, Chair  
Robert Sheehan, Jr., Vice Chair  
Jason Smigiel, Treasurer  
Nita Abbott, Secretary

Others: Alan Kotowicz  
Charles Ames, Eurovia Atlantic Coast

Absent: Lillian Camus, PVPC Rep

Meeting: Monday, August 9, 2021

Location: 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 Minutes

Jim Trompke asked if there were any copies present from the last meeting minutes. The decision was made to move the meeting minute approval until our next meeting.

##### Approval of the PVPC Contract

Jim Trompke reviewed PVPC contract effective July 1, 2021 to June 30, 2022. The contract had some minor verbiage changes, and the amount of the contract for services remained the same as last year at \$7,500.

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve Pioneer Valley Planning Commission's Contract from July 1 2021 to June 30, 2022 in the amount of \$7,500. Motion carried 4 in favor, 0 opposed, 0 abstained.

## **New Business**

### ANR – Amherst Street- Kayla Quenneville

Jim Trompke asked if there was anyone present to represent this ANR. No representative present for this ANR. The Board reviewed the ANR and noted that it met the frontage and the square footage for creating two estate lots out of the original parcel.

A check was made out to the Town of Granby for \$250 which was \$125 short because of the change to 3 lots.

Jim proposed that a vote be taken, making the approval of the decision contingent upon the applicant making out a check for \$125 to cover the third lot.

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to accept the ANR contingent on the check. Motion carried 4 in favor, 0 opposed, 0 abstained.

### ANR- Chicopee/Carver St. and Maximilian/ Alan Kotowicz

Robert Sheehan, Jr. recused himself from this portion of the meeting and left the room.

Jim Trompke asked Mr. Kotowicz to come up and explain his proposal to the Board.

Mr. Kotowicz explained how he's conveying a small strip of land to add to lot 11-D on Maximilian Drive.

Received Check #965 in the amount of \$250.00 from Kotowicz Custom Homes LLC, drawn on the Alden Credit Union, dated August 5, 2021.

Mr. Kotowicz explained the Carver Street/Chicopee Street ANR would be dividing Lot 2 to create two estate lots- one off of Chicopee St. and one off of Carver St.

Received Check #966 in the amount of \$375.00 from Kotowicz Custom Homes, LLC, drawn on the Alden Credit Union, dated August 5, 2021.

Motion was made by Jason Smigiel and seconded by Nita Abbot to accept the Maximilian ANR as presented. Motion carried 3 in favor, 0 opposed, 1 abstained (Robert Sheehan, Jr.)

Motion was made by Jason Smigiel and seconded by Nita Abbot to accept the Carver/Chicopee St. ANR as presented. Motion carried 3 in favor, 0 opposed, 1 abstained (Robert Sheehan, Jr.)

Mr. Kotowicz asked Jim Trompke for a sign-off on the two properties that were just approved as a formality for the building permit process. Jim Trompke signed off on the proposal.

Robert Sheehan, Jr. returned to the meeting

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to close the regular Planning Board meeting and open the Public Hearing, then reconvene the Planning Board meeting at the end of the Public Hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

### 5:32 pm Continued Public Hearing for 17 New Ludlow Road

In accordance with MGL Ch. 40A, Sec. 11, the Granby Planning Board will hold a public hearing on July 26, 2021 (which was continued to tonight August 9, 2021), at 1 Library Lane, Old Carnegie Library, Top Floor, Granby, MA. The nature of the hearing is to consider the petition of Joe Spring, Sr. (Applicant)/ Eurovia Atlantic Coast (Owner), seeking Site Plan Approval under Section 6.3 of the Granby Zoning Bylaws and applicable of Section III- Regulations, 3.6.8—Manufacturing, Processing, fabrication, Assembly and storage of materials, mechanical products or equipment specifically related to renewable or alternative energy, regarding a Fine Aggregate/Reclaimed Asphalt Pavement shelter at 17 New Ludlow Road, Granby, MA.

Mr. Ames was asked to present the request to the Board and audience. Mr. Ames stated that they are looking to build a metal frame tent 52'x96' over the aggregate to reduce the carbon footprint and increase energy savings.

Jim Trompke asked if the Board had any questions at this point. Hearing none, he opened it to the public for questions and concerns.

A couple neighbors had questions about the location of the tent and its future usage. Mr. Ames answered their concerns and described their location in detail. The neighbors noted that as long as it's only being used for storage, they don't see a problem with it.

Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the Site Plan as presented. Motion carried 4 in favor, 0 opposed, 0 abstained.

Ken Comia will create the Site Plan Approval document for the Board to sign at its next meeting.

5:42 Closed Public Hearing and resumed regular Planning Board meeting:

Jim Trompke asked if we have any other discussion on hand. Robert Sheehan, Jr. noted we don't have any plans to review or sign ANR-East Street- Laflamme.

### **Next Meeting**

The next regular Planning Board meeting will be Monday, August 23, 2021 at 5 p.m.

### **Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to adjourn at 5:45 p.m. Motion carried 4 approved, 0 opposed, 0 abstained.

I, Jason Smigiel, certify that these minutes are true and accurate minutes of the August 9, 2021 Planning Board meeting.

Respectfully submitted

Jason Smigiel  
Treasurer