



## 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: Glen Sexton, Chair  
Jim Trompke, Vice Chair  
Robert Sheehan, Jr., Treasurer  
Lillian Camus, Secretary, PVPC Rep  
Rob Chauvin, Member

Others:

Absent:

Meeting: Monday, April 8, 2019

Location: One Library Lane, Upper Level, Granby, MA

### Minutes

**CALL TO ORDER:** Jim Trompke called the meeting to order at 5:32 p.m.

#### **Administrative Items**

##### Approve Bills

None.

##### Approve Minutes

*Approval of March 11, 2019 Minutes*

Approval of the March 11, 2019 minutes was postponed to the next meeting

*Approval of March 25, 2019 Minutes*

Approval of the March 25, 2019 minutes was postponed to the next meeting

### *Borrego Solar Systems, Inc. – Sign Decision*

The Board reviewed the draft and postponed signing until Glen Sexton receives responses from the Town Attorney to the questions noted below.

Glen Sexton will contact Town Counsel with the following questions for clarification:

- What happens if any of the Board members refuses to sign the decision?
- Does there have to be a specific reason other than not enough information when denying a decision?
- If all Board members do not sign the Decision by 65 days after the decision (March 11, 2019) was made, does the project automatically get approved?
- The March 11, 2018 Planning Board meeting can be viewed online at <https://www.youtube.com/watch?v=1DIoy1wlfCo>

### *Sean Lamoureux*

Sean Lamoureux presented plans for his landscaping business operating on the Westerly side of Phins Hill Manor, West State Street, Map 3, Block B, Parcel 5.

The Board discussed the potential impact of the DOT widening Rt. 202 would have on Mr. Lamoureux's property. The Board suggested Mr. Lamoureux review his plans with Dave Desrosiers regarding how the DOT widening of Rt. 202 would affect his property.

Mr. Lamoureux will return to the Planning Board with all the required documents per the guidelines for Site Plan Approval.

### **New Business**

*5:35 p.m. – ANR – Property Listed on Town Assessor's as 0 Batchelor Street (Map 1, Block D, Lot 3)*

The Board reviewed an ANR application from Christopher Aldrich to create a lot on a portion of Assessors' map 1 parcel D-3 on Batchelor Street. The parcel is on the Southerly side of Batchelor Street, abutting #32 Batchelor Street on the East. Deed of the property recorded in Hampshire County Registry of Deeds Book 728, Page 195.

After some discussion the Board approved the ANR as presented.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the ANR for Christopher Aldrich to create a lot on a portion of Assessors' map 1 parcel D-3 on Batchelor Street. Motion carried 4 in favor, 0 opposed, 1 abstained (Glen Sexton)

Check #2991 received from Christopher H. Aldrich drawn on the Bank of America in the amount of \$250.00.

5:48 p.m. A motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the regular Planning Board meeting and open the public hearing for Red Rock Solar, LLC. Motion carried 5 in favor, 0 opposed, 0 abstained.

5:45 p.m. - Continued Public Hearing to consider the application of CPV Red Rock Solar, LLC, 3 Lyons Street, Granby, MA 01033 for a Special Permit and Site Plan Approval as required under the following sections of the Granby Zoning Bylaw:

- Section 3.0 – Table 1. Schedule of Use Regulations
- Section 5.99 – Large Scale Ground Mounted Solar Photovoltaic Installations
- Section 6.2 – Special Permits
- Section 6.3 - Site Plan Approval

*The applicant proposes to install a 3.0 MW (DC) large scale ground mounted solar photovoltaic facility on approximately 21 acres of an approximately 76 acre site comprised of four abutting parcels east of Lyons Street (Assessor's Parcel ID 17-A-39, 17-A-40, and 17-A-41.1, which are located in the Town of Granby, and Parcel ID 20-4C, which is located in the Town of Ludlow). All four parcels are owned by James Nawrocki, J L N Properties, 5 Lyons Street, Granby MA 01033. The site is located within the Residential Single Family (RS) Zoning District.*

Glen Sexton read the public hearing notice

The Board reviewed a Peer Review contract from Berkshire Engineering in the amount of \$1,600.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the Berkshire Engineering peer review proposal.

Tighe & Bond will send in a check for \$1,600 to Town of Granby.

Lillian Camus will e-mail a signed copy of the contract to Berkshire Engineering. Cathy Leonard will mail the original to Berkshire Engineering.

6 p.m. Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to continue the public hearing to Wednesday, April 17 at 5:30 p.m. at the Carnegie Library. Motion carried 5 in favor, 0 opposed, 0 abstained

6:05 p.m. Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to reconvene the Planning Board's regular meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

6:15 p.m. – Discussion Todd Brunelle – Large Garage

Todd Brunelle discussed a 2,000 square foot (40'x50') garage he would like to build. The garage will be for personal use.

Jim Trompke reviewed some of the documents needed for a Special Permit and Site Plan Approval.

Lillian Camus noted as this requires a Special Permit and Site Plan Approval with the ZBA. Guidelines for what is needed is detailed on the Town's website under the Planning Board section.

#### *April 22 Public Hearing*

Robert Sheehan, Jr. discussed visual aids needed to enhance the discussions. Rob Chauvin agreed to use his laptop to project pictures of the different zones in town as they are discussed in Bylaw revisions.

#### *PVPC Contract*

Jim Trompke will discuss with Chris Martin hiring a part time planner as opposed to using PVPC.

### **Old Business and Information**

#### 15 Lyman Special Permit Request

Lillian Camus reported Mr. Hodgson will be contacting the ZBA for their opinion on the project before he continues with the project.

#### 181 West State Street

Barry and Laurie Bernier discussed their intention to open a country café and marketplace as an expansion of their catering business. They would serve a variety of items with the choice of eat-in or to-go. Seating would accommodate 20 people. They would also offer retail food products created by local people. The hours of operation would be from 6 a.m. to 4 p.m. seven days a week.

The Board discussed proposed changes and agreed the changes were still in keeping with the original Site Plan Approval dated April 19, 2005.

#### Bylaw Changes

Lillian Camus reviewed additional bylaw changes.

**Section II** – The Board discussed leaving the designation of the I-2 Industrial District (Limited Landfill/Solid Waste Management and Recycling Use) as is and not change to I-2 Limited Industrial District. The Board decided to not change the I-2 designation.

**5.4 Single Family Dwelling on Estate Lot(s)** – Lillian Camus noted section 5.40 referenced overlay districts instead of just zoning districts and did not include a designation for the Village Center District (VC). Lillian proposed changing the wording in the first sentence of section 5.40 to read “Single family dwellings on Estate Lots shall be permitted in the RS, RM and VC Districts. The Board agreed to the change.

**5.13 Business Estate Lots** – Lillian Camus pointed out that Site Plan Approval should apply to all the Business Estate Lots and not just from 3 to 5 lots. Change section 5.13.1 to read “Business Estate Lots may be adjacent to each other at the street line with up to a total of 5 consecutive Estate Lots all with Site Plan Approval.” The Board agreed to the change.

### Meeting with ZBA to Review Bylaw Changes

Lillian Camus reported she sent an e-mail to Jeremy Carriere requesting a meeting between the ZBA and Planning Board prior to April 21, 2019 Public Hearing to review changes to Schedule of Use Table. As she did not receive a response from Mr. Carriere, Cathy Leonard agreed to contact Jeremy Carriere regarding this request.

### Other

Discussion of business estate lots

Duplexes

Sewer/Water Infrastructure

Westover Metropolitan District Commission (WMDC)

### **Any Other Business**

#### Agenda Items for April 17 Meeting – meeting starts at 5 p.m.

Items for next meeting:

- Administrative
- Continuation of Public Hearing for CPV Red Rock Solar at 5:30 p.m.

#### Agenda Items for April 22 Meeting – meeting starts at 5 p.m., Public Hearing at 5:30 p.m.

Items for next meeting:

- Administrative
- Public Hearing

#### Agenda Items for April 29 Meeting – meeting starts at 5 p.m.

- Administrative
- Borrego Solar Decision
- Continuation of Public Hearing for Granby DG Series LLC at 5:45 p.m.

### **Review of Action Items**

The Board reviewed the action items.

#### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Follow up with Chris Martin Re Location for April 22, 2019 Public Hearing	Glen Sexton	Completed
Work with Cathy Leonard to arrange a joint meeting with the ZBA regarding 15 Lyman Street	Lillian Camus	Completed
Work with Tighe & Bond to hire a peer reviewer	Bill Scanlan	Completed
Make edits to Lamoureux letter to be signed at April 8, 2019 Planning Board meeting	Lillian Camus	Completed
E-mail Mr. Brubaker and Mr. Bombaci the list of Approved Peer Reviewers, with a copy to Bill Scanlan	Lillian Camus	Completed

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Work with Cathy Leonard to request Kelly Bernier attend a Planning Board meeting to describe the business she intends to run at 181 West State Street	Lillian Camus	Completed
Find alternate location for April 22, 2019 public hearing	Lillian Camus	Completed
Contact Matthew Bombaci re public hearing date for Dollar General	Glen Sexton	Completed
Follow up with Town Counsel re Solar Moratorium wording	Jim Trompke	Completed
Submit the Planning Board's 2018 Annual Town Report to Cathy Leonard	Lillian Camus	Completed
Ask Cathy Leonard to copy Bill Scanlan on anything sent to the Planning Board	Lillian Camus	Completed
Ask Chris Martin to contact Town Counsel for his opinion as to whether or not the Planning Board can accept applications during the temporary moratorium and before the Special Town Meeting vote	Glen Sexton	Completed
Ask Cathy Leonard to send Town Counsel's response to the Planning Board and Briony Angus at Tighe & Bond	Glen Sexton	Completed
Draft Planning Board submission for Annual Town Report	Lillian Camus	Completed
Work with Cathy Leonard to post a public hearing notice for Granby Solar LLC	Lillian Camus	Completed
Speak with Chris Martin to get permission for the Town Attorney to talk with Granby Solar LLC's attorney	Lillian Camus	Completed
Speak with Chris Martin to get permission for Bill Scanlan to speak with the Town Attorney regarding options for the Planning Board and Granby Solar LLC in light of the Solar Moratorium	Lillian Camus	Completed
Ask Cathy Leonard to set up public hearing for 59 Ferry Hill Road	Lillian Camus	Completed
Follow up with Chris Martin Re Attorney review of bylaws	Glen Sexton	Completed
Review sample bylaws for Common Driveways, Flag Lots/Estate Lots and Driveway Standards	Planning Board	Completed

### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Contact Town Attorney RE Borrego Solar Decision Questions	Glen Sexton	April 29, 2019
Follow up with Jeremy Carriere for Bylaw changes prior to April 22, 2019 Public Hearing	Lillian Camus	In Process
Ask Susan Westa for an accounting to date.	Lillian Camus	In Progress
Meet with High School Principal re possible Recording Secretary candidates – UPDATE: Glen will try to contact the High School Principal if the current applicant is not interested in the job. Waiting to hear back from principal. No response from high school principal.	Glen Sexton	In Progress
Send a signed copy of Peer Review contract to Berkshire Engineering and ask Cathy Leonard to mail a hard copy to them.	Lillian Camus	April 9, 2019
Contact Chris Martin to discuss hiring a part time Planner	Jim Trompke	April 29, 2019
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

### **Next Meeting**

The next Planning Board meeting will be Wednesday, April 17, 2019 at 5 p.m. in the upper level of the Carnegie Building.

### **Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to adjourn at 8:09 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the April 8, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Secretary