



## 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, Member

Absent: Lillian Camus, Secretary and PVPC Rep

Others:

Meeting: Monday, September 13, 2021

Location: 1 Library Lane, Old Carnegie Building, Granby, MA

### Minutes

**CALL TO ORDER:** Jim Trompke called the meeting to order at 5:07 p.m.

#### **Administrative Items**

##### Approval of August 23, 2021 Minutes

Jim Trompke asked if there were any changes to the August 23, 2021 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Nita Abbott to approve the August 23, 2021 minutes as written. Motion carried 4 in favor, 0 opposed, 0 abstained

##### PVPC Contract Update

Jim Trompke discussed the Planning Board's budget with Chris Martin, Town Administrator. Mr. Martin informed Jim there are not enough funds for a full year contract with PVPC. Jim inquired about using funds that were allocated to hire a Planner/Conservation person to contract with PVPC for that service. Jim confirmed with Ken Comia that PVPC does offer both Planning Board and Conservation service. Jim will get the information regarding PVPC's services to Chris Martin.

Ken Comia asked how he should allocate his hours in the interim while we figure out budgeting. He asked if the funds could be allocated and the contract amended to cover 2/3 of the year.

Robert Sheehan, Jr. asked if money is put into our budget by the town. Jim Trompke stated that we are self-sufficient. Robert Sheehan Jr. asked about our account standing and Jason Smigiel responded that we currently have \$5,010.29 in the account. Jim Trompke will discuss with Chris Martin to see how to move forward.

Nita Abbot asked if Planning Boards all use consultants at every meeting. Jim Trompke mentioned larger towns/cities have a Town Planner. Towns of Granby's size mostly utilize consultants.

Ken Comia mentioned that communities of 6,000 or more have two Town Planners, but Granby has been utilizing Pioneer Valley Planning Commission instead. He said it depends on the sufficiency of the Board and how the Board doles out duties, and that it depends on the scope and the community, and if they need the assistance of Town Planners.

Jim Trompke noted that when he started on the Planning Board the town had a Town Planner. When the Planner retired, Granby started using PVPC instead. Because of the complexity of legislation and time restraints, we utilize PVPC to stay current with everything happening in the Commonwealth to help us move forward. Jim Trompke will discuss with the Town Administrator on how to move forward.

### **Billing**

Jim Trompke said there are some outstanding debts from prior applicants and doesn't want to get too into the details. He summarized by saying the Town has some of their funds in escrow. The Board is going to invoice those that owe the Town for the process of the special permitting and we will release the escrow accounts once the accounts are up to date.

Letters were sent out to Red Rock Solar, Granby Dollar General, Borrego Solar, and Granby Solar LLC. Jim Trompke asked if a vote should be taken, and Robert Sheehan Jr. said something needed to be done.

Robert Sheehan Jr. suggested that in the interest of getting the accounts settled, he proposed ignoring what is being held in Escrow for each applicant and just bill them for expenses. Additionally, we would include a letter with the billing stating that as of August 24, 2021 they had \$XXX being held in Escrow. If they wish to send us a check for what they owe less what is currently in their Escrow account we would need that request in writing from them.

Motion was made by Robert Sheehan, Jr. and seconded by Nita Abbott to send out invoices to those that apply and to send out Escrow when we receive payment. Motion carried 4 in favor, 0 opposed, 0 abstained

### **New Business**

#### **Continued Discussion- Tory Hanna Solar- Easton Street**

Jim Trompke stated that he had a discussion with Town Council as b\Board requested, and we cannot waive a Bylaw. The Board has authority to waive certain conditions within a Bylaw, but not its own Bylaw.

Town Council recommended that if the Planning Board feels that if the Bylaw was an unintentional result of the discussion and it should be amended, another article should be written allowing this type of solar on a farmland, as MGO department of energy supports. This would have to go to Town meeting for approval.

Ken Comia said that Tory Hanna proposed a Bylaw change addressing a particular agricultural exemption for solar on lands that the current bylaw wouldn't allow for. The language clarifies that those types, if approved for the DOER program that Tory Hanna would be getting benefits from, would cover the types of solar arrays on the plan. This would need a public hearing brought to a Town meeting for approval.

Jim Trompke expressed interest in amending the Bylaw, which would give farmers option to continue farming while adding an additional revenue stream at the same time. He said a solar field is approximately a 20-year contract unlike a subdivision which would be permanent.

Robert Sheehan Jr. says we should go with the State-approved DOER guidelines to keep everything consistent.

Jim Trompke stated that a small verbiage change should be allowed on the floor of a Town meeting, but that amending an article during a meeting is a misrepresentation of what was presented to the public.

Nita Abbot asked why farmland with statewide importance was omitted. Ken Comia answered that the proposed amendment would allow for farmland with statewide importance to be included. Nita Abbot asked why the state determined specific land for statewide importance. Ken Comia expounded on what farmland with statewide importance is meant to be used primarily for: production of food, feed, forage, fiber and oilseed crop. These lands are generally meant preserved by bylaws prohibiting them from being used for solar fields.

Jim Trompke asked Ken Comia to put together all the Bylaw and article changes that have been discussed into one package that can be looked over by the Board as separate articles.

### **Review of Action Items**

The Board reviewed the open action items:

#### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Contact Chris Martin RE PVPC Contract and how to move forward	Jim Trompke	September 27, 2021
Put together all Bylaw and article changes discussed for the Board to review as separate articles	Ken Comia	October 25, 2021
Contact Cathy Leonard RE ANR Site Plans for Laflamme	Lillian Camus	August 24, 2021
Contact Cathy Leonard to sign ANR Site Plans for Laflamme once they are located	Lillian Camus, Robert Sheehan, Jr., Jason Smigiel, Nita Abbott	August 27, 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*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Contact Cathy Leonard RE Planning Board funds	Jason Smigiel	Completed
Contact Town Attorney RE Bylaw Section 5.99.3.a.2	Jim Trompke	Completed

### **Next Meeting**

The next regular Planning Board meeting will be Monday, September 27, 2021 at 5 p.m.

**Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Nita Abbot to adjourn at 5:51 p.m. Motion carried 4 approved, 0 opposed, 0 abstained.

I, Jason Smigiel, certify that these minutes are true and accurate minutes of the September 13, 2021 Planning Board meeting.

Respectfully submitted,

Jason Smigiel  
Treasurer

Documents Reviewed at this Meeting:

- Minutes of the August 23, 2021 Meeting