



## 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  
Jason Smigiel, Treasurer  
Nita Abbott, Member

Others: Allan Beauregard, A.J.'s Auto Body  
Gary Toth  
Philip D. Burdick, Architect

Absent: Lillian Camus, Secretary and PVPC Rep

Meeting: Monday, December 13, 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

##### Approval of September 13, 2021 Minutes

Jim Trompke asked if there were any changes to the September 13, 2021 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the September 13, 2021 minutes as written. Motion carried 3 in favor, 0 opposed, 0 abstained.

##### Approval of September 27, 2021 Minutes

Jim Trompke asked if there were any changes to the September 27, 2021 minutes. Nita Abbot should be listed as Absent instead of Other.

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the September 27, 2021 minutes as amended. Motion carried 3 in favor, 0 opposed, 0 abstained.

### Approval of November 8, 2021 Minutes

Jim Trompke asked if there were any changes to the November 8, 2021 minutes. Robert Sheehan, Jr. noted that as he and Jason Smigiel were not at the meeting and the other two Board members are not present any votes on the minutes should be tabled. Jim Trompke agreed and tabled the minutes to the next meeting.

### Approval of November 22, 2021 Minutes

Jim Trompke asked if there were any changes to the November 22, 2021 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the November 22, 2021 minutes as written. Motion carried 3 in favor, 0 opposed, 0 abstained

Nita Abbott arrived at the meeting at 5:11 p.m.

### MVP Grant Progress

Ken Comia updated the Board on the MVP grant that the town is currently working on. He stated that the Board may take up some items, like bylaw amendments, to explore at a future Planning Board meeting.

Another component of the grant will be work on the Master Plan. The Board will be looking at a future update to the Master Plan to incorporate recommendations produced during the Community Resilience Building Workshop in 2019.

5:14 p.m. Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel to close the regular Planning Board meeting, open the Public Hearing and then reconvene the regular Planning Board meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

### **New Business**

#### Allan Beauregard – AJ's Auto Body Site Plan Approval Public Hearing

5:15 p.m. – A public hearing to consider the petition of Allan Beauregard (Applicant) / Daniel D'Arcy (Owner), seeking Site Plan Approval under Section 6.3 of the Granby Zoning Bylaws and applicable of Section III – Regulations, 3.5.8 – Auto Repair Shop- regarding existing business AJ's Auto Body site plan for proposed expansion @ 39 West State Street, and known as Map 3D-C-25 in the town of Granby, MA.

Jason Smigiel read the Public Hearing Notice.

Jim Trompke, reading from Ken Comia's review of the application, noted "the site plan application and preliminary discussion with the applicant states that the proposed expansion and reorganization of the parking lot is to allow for presentation of additional cars for sale."

Allan Beauregard submitted his application to the Selectboard for used car sales with a few more additional parking spaces on the drawing on the far end of the building near Pizza Palace. He was told he needed a Site Plan Approval first.

Jim Trompke noted the original site plan shows 14 parking spaces. The new site plan shows 24 parking spaces. He suggested the issue was extra cars being parked on the end of the building new Pizza Palace. This would require a Site Plan Approval.

Mr. Beauregard remarked in the past some employees have parked on the grass, past the paved parking area.

Jim Trompke said of the Town Department responses DPW did not have any issues, Conservation hasn't responded that he is aware of, the Building Inspector doesn't feel as though it's in his pervue, and the Board of Health takes issue with ground water protection.

Jim Trompke will attend the Board of Health meeting when they discuss AJs Auto Body.

Questions/Comments from the Board:

- Nita Abbott asked if the Board of Health concerns were due to the increase in parking. Mr. Beauregard was unsure as he had not seen the letter.
- Robert Sheehan, Jr. thought we should appease the Board of Health and hear back from them. We also haven't heard from Conservation.

Questions/Comments from the Public:

- George Randall voiced concern that no one from the other departments was there to respond to any questions the Planning Board may have.

Motion made by Robert Sheehan, Jr. and seconded by Nita Abbott to continue the Public Hearing until Monday, December 27, 2021 at 5:15 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained

#### Gary Toth Site Plan Approval

5:51 p.m. – A public hearing to consider the petition of Gary Toth (Applicant/Owner), seeking Site Plan Approval under Section 6.3 of the Granby Zoning Bylaws regarding a proposed workshop/storage building, approximately 2,870 square feet, at 81 Pleasant Street, and known as Assessors' Map 3G-1-2 in the town of Granby, MA. The zoning district is General Business.

Jason Smigiel read the Public Hearing Notice.

Gary Toth and Philip Burdick presented a site plan detailing the stormwater management.

Jim Trompke noted the building to be built is larger than the house that was previously on the property. He asked where the extra water would be diverted. Mr. Burdick explained the building will have a pitched roof so half of the water will go to the back of the building where there is green space. The remainder will be taken care of by use of gutters and downspouts and flow into a swale at the lower part of the property. The parking lot will have a slight slope to it and will slope away from the lawn for the first 10-15 feet to the lower area of the swale.

Robert Sheehan, Jr. reminded everyone that the Planning Board sends out the site plans for review to other boards. Mr. Sheehan, Jr. read the response from the the Granby Board of Health. They have "reviewed the Site Plans for the proposed workshop/storage building at 81 Pleasant Street. The Board of Health requests the approval not be granted until submission of type of activity planned, and the plan for ground water protection, water and waste disposal."

Robert Sheehan, Jr. read the response from the Building Inspector. "In reviewing the various submissions for Gary Toth's site plan review the only concern I have is placement on the site to meet zoning setback requirements."

Robert Sheehan, Jr. read the response from the Granby Highway Department, Granby Superintendent. “As requested, the Highway Department has reviewed the plans for the above project. The results of this review and any comments are listed below.” Checked off are:

- Potential areas of concerns that should be addressed by the applicant
  - Drainage
  - Erosion and Sediment Control Plan

Questions/Comments from the Board:

- None

Questions/Comments from the Public:

- George Randall urged the Board, after receipt of the various Department responses, to approve the plan and allow the applicant to move forward.

Motion made by Robert Sheehan, Jr. and seconded by Nita Abbot to continue the Public Hearing until Monday, December 27, 2021 at 5:30 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained

## **Old Business**

Review submitted SPR application for completion to post:

Jim Trompke handed a Site Plan Review application packet from Poltrans, Inc. to Ken Comia for review for a proposed trucks parking and dumpster area at 4, 6 and the rear of 8 West State Street.

Robert Sheehan, Jr. questioned if the dumpsters or trucks would be full or empty.

Nita Abbott asked if we knew what was in the dumpsters and trucks.

Jim Trompke noted the plans do not show where the dumpsters and trucks would be parked.

Ken Comia stated that the packet was complete enough to advertise for the public hearing on January 10, 2022.

## **Any Other Business**

Agenda Items for the December 27, 2021 - meeting starts at 5 p.m.

- Administrative
- 5:15 p.m. - Allan Beauregard – AJ’s Auto Body – Continued Public Hearing
- 5:30 p.m. - Gary Toth – Continued Public Hearing

## Review of Action Items

Review of action items was postponed to the next meeting.

### *Open/New Action Items*

Item	Responsible Party	Due Date
Send letter to Select Board re the Board's decision on the food truck	Ken Comia	November 10, 2021
Let Cathy Leonard know to schedule a public hearing for the AJ's Auto Body Site Plan Review	Ken Comia	November 9, 2021
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

## Next Meeting

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

## Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Nita Abbot to adjourn at 6:11 p.m. Motion carried 4 approved, 0 opposed, 0 abstained.

I, Lillian Camus, certify that these minutes are true and accurate minutes of the December 13, 2021 Planning Board meeting after viewing the video of the meeting.

Respectfully submitted,

Lillian Camus  
Secretary and PVPC Representative

Documents reviewed at the meeting

- Minutes of the September 13, September 27, November 8 and November 22 meetings
- Site Plan Review materials from Allan Beauregard
- Site Plan Review materials from Gary Toth