



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, Treasurer
Nita Abbott, Member

Others: Ken Comia, PVPC
Walter Binczyk
Alex Binczyk
Mark Reed, Heritageland Surveying
Allan Beauregard

Absent: Lillian Camus, Secretary and PVPC Rep

Meeting: Monday, February 14, 2022

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 January 24, 2022 Minutes

Jim Trompke asked if there were any changes to the January 24, 2022 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the January 24, 2022 minutes as written. Motion carried 3 in favor, 0 opposed, 0 abstained

Review PVPC Survey for Master Plan Update

Ken Comia recapped the work on the MVP Action Grant to include a climate resilience survey component, update of the Master Plan incorporating the results of the Community Resilience Building Workshop and a review of the regulations to address some of those elements. The grant work will end on June 30, 2022.

Motion made by Robert Sheehan, Jr and seconded by Nita Abbott to close the regular Planning board meeting and reconvene after the public hearing. Motion carried 4 in favor 0 opposed, 0 abstained.

New Business

Poltrans, Inc. – Public Hearing

5:15 p.m. - Public hearing to consider the petition of Poltrans, Inc. (Applicant) / Ronald L. Harrop, William D. Harrop, Jr., & David P. Harrop (Owner), seeking Site Plan Approval under Section 6.3 of the Granby Zoning Bylaws regarding a proposed truck parking and dumpster area for the purpose of overnight parking for 10 trucks and the storage of empty dumpsters, approximately 13,083 square feet of gravel, at 4, 6 & portion of 8 West State Street, and known as Assessors' Map 4, Parcels 3, 2-2, 6-1 in the town of Granby, MA. The zoning district is Industrial.

Jim Trompke read the public notice.

Jim Trompke explained the public hearing was continued from the last meeting to receive an updated response from the Board of Health and, hopefully, a response from Conservation Commission.

The conversation Jim Trompke had with Dick Bombardier, Chair of the Board of Health, was to discuss the e-mail presented to the Planning Board at the previous meeting.

Jim Trompke noted although their remarks were made with good intentions, we came to the understanding that paving was not advantageous to accomplish the effect they wanted. Further discussion for myself, not representing the Planning Board, the area they were discussing paving would require stormwater management and a lot of other things. We have nothing in the bylaws that he's aware of to fall back to say you have to do this. There's already DOT regulations stating how trucks over a certain GVW are supposed to be maintained.

Since that discussion the Planning Board received a letter from Conservation Commission stating "The Commission will not require a permit for the proposed work with the following stipulations:

1. No washing of dumpsters on the property
2. No expansion of paved areas without permitting through the Conservation Commission
3. No storage of waste products in dumpsters on site"

The Planning board discussed other conditions similar to the Conservation Commission. – No washing of dumpsters. If you are planning on washing the dumpsters on the site you will need to come back with some sort of design and have it approved by the Planning Board and Conservation Commission. We discussed putting some sort of screening on the Rt. 202 side of the area designated for parking and between yourself and Robert and Nancy Belair. We also discussed no parking of vehicles within 40 feet from the property line.

Mr. Reed presented a revised plan, dated January 31, 2022, which was submitted to the Conservation Commission.

Mr. Reed noted there is already arborvitae about five feet high on the property. If the Board would like, they would add more arborvitae.

Jim asked the Board for their preference. Planting the arborvitae closer to the paved area instead of on the property line. Robert Sheehan, Jr. preferred to see the planning on the property line. Plant around the lot 10 and 11 property line.

Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel to close the public hearing. Motion carried 3 in favor, 0 opposed, 0 abstained.

Ken Comia reviewed the conditions:

- No washing of dumpsters on the property
- No expansion of paved without permitting through the Planning Board
- No storage of waste products on dumpster site
- Planting of at minimum 30 arborvitaes along the westerly property line shared with Ed Os Company and Belair Property (Lots 10 and 11)
- No parking of vehicles within 40 feet of the westerly property line shared with Ed Os Company and Belair Property (Lots 10 and 11)
- Placement of new sign where existing sign currently exists not to exceed allowable size in the Industrial Zoning District, which is 25 square feet.

Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel to approve the Site Plan subject to the conditions discussed. Motion carried 3 in favor, 0 opposed, 1 abstained (Nita Abbott).

Motion made by Robert Sheehan, Jr. and seconded by Jason Smigiel to close the previous public hearing and open the next public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

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

5:44 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.

Jim Trompke read the Public Hearing Notice.

Mr. Beauregard explained the parking areas by the brook which is where cars that are being worked on are temporarily parked.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the Site Plan as presented to expand and reconfigure parking spaces of up to 24 spaces for non-employees, which would include vehicles under repair and for sale with a maximum of 5 vehicles as shown on the southerly side of the building. Motion carried 4 in favor, 0 opposed, 0 abstained.

6:15 p.m. – Regular Planning Board reconvened.

Any Other Business

Agenda Items for the February 28, 2022 - meeting starts at 5 p.m.

- Administrative

Old Business

Zoning Bylaw Changes

Ken Comia suggested the Board get a Public Hearing scheduled for the proposed Zoning Bylaw changes. The Board discussed the suggestion but did not make a decision.

Review of Action Items

No action items to review at this meeting.

Open/New Action Items

Item	Responsible Party	Due Date
Create Site Plan Approval for Poltrans, Inc.	Ken Comia	February 28, 2022
Create Site Plan Approval for Allan Beauregard	Ken Comia	February 28, 2022
Put together all Bylaw and article changes discussed for the Board to review as separate articles	Ken Comia	January 24, 2022
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, February 28, 2022 at 5 p.m.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Nita Abbott to adjourn at 6:19 p.m. Motion carried 4 approved, 0 opposed, 0 abstained.

I, Lillian Camus, certify that, after viewing the recording of the meeting, these minutes are true and accurate minutes of the February 14, 2022 Planning Board meeting.

Respectfully submitted,

Lillian Camus, Secretary and PVPC Representative

Documents reviewed at the meeting

- Minutes of the January 24, 2022 meetings
- Poltrans, Inc. Site Plan Approval Request
- Allan Beauregard Site Plan Approval Request