



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

Website: www.granby-ma.gov

Members: Robert Sheehan, Jr., Vice Chair
Jason Smigiel, Treasurer
Lillian Camus, Secretary and PVPC Rep
Nita Abbott, Member

Others: Ken Comia, PVPC
Al DeTour
Kevin Nugent
Colby Nugent

Absent: Jim Trompke, Chair

Meeting: Monday, February 28, 2022

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

Minutes

CALL TO ORDER: Robert Sheehan, Jr. called the meeting to order at 5:01 p.m.

Administrative Items

Approval of Minutes

Approval of October 25, 2021 Minutes

Robert Sheehan, Jr. asked if there were any changes to the October 25, 2021 minutes. Hearing none,

Motion was made by Jason Smigiel and seconded by Nita Abbott to approve the October 25, 2021 minutes as written. Motion carried 3 in favor, 0 opposed, 1 abstained (Lillian Camus)

Approval of February 14, 2022 Minutes

Robert Sheehan, Jr. asked if there were any changes to the February 14, 2022 minutes. Robert Sheehan, Jr. noticed on page 2, fifth paragraph, last sentence, GDW should be GVW.

Motion was made by Jason Smigiel and seconded by Nita Abbott to approve the February 14, 2022 minutes with the correction of GDW to GVW on page 2. Motion carried 3 in favor, 0 opposed, 1 abstained (Lillian Camus)

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. Mr. Comia noted a presentation would be made to the Planning Board. Lillian Camus asked if the presentation would be in the near future. Mr. Comia responded maybe April.

New Business

Poltrans, Inc. – Site Plan Approval

The Board reviewed the Site Plan Approval prepared by Ken Comia.

Motion made by Jason Smigiel and seconded by Lillian Camus for Robert Sheehan, Jr. to sign the Site Plan Approval for Poltrans, Inc. as written. Motion carried 3 in favor, 0 opposed, 0 abstained.

Allan Beauregard – AJ's Auto Body - Site Plan Approval

The Board reviewed the Site Plan Approval prepared by Ken Comia.

Motion made by Lillian Camus and seconded by Jason Smigiel for Robert Sheehan, Jr. to sign the Site Plan Approval for Allan Beauregard – AJ's Auto Body as written. Motion carried 3 in favor, 0 opposed, 0 abstained.

ANR – Nugent – Taylor Street

The Board reviewed an ANR from Kevin Nugent to create a total of four lots on the easterly side of Taylor Street and being known as 49-55 Taylor Street. Deed of property recorded in Hampshire County Registry of Deeds Book 5361 Page 73 and Book 12799 Page 123.

Check #684 received from Colby R. Nugent and Jennifer L. Nugent drawn on the Polish National Credit Union in the amount of \$500.00.

Motion made by Jason Smigiel and seconded by Lillian Camus to approved ANR for Kevin and Margaret Nugent as presented. Motion carried 4 in favor, 0 opposed, 0 abstained

ANR – Alfred DeTour – East State Street

The Board reviewed an ANR from Alfred DeTour to split 11,600 sq. ft. from Parcel 1 to add to Parcel 2 on property on East State Street. Deed of property recorded in Hampshire County Registry of Deeds Book 1732 Page 263.

Check #103 received from Alfred DeTour drawn on Easthampton Savings Bank in the amount of \$250.00.

Motion made by Lillian Camus and seconded by Nita Abbott to approved ANR from Alfred L. DeTour as presented. Motion carried 4 in favor, 0 opposed, 0 abstained

Any Other Business

Agenda Items for the March 14, 2022 - meeting starts at 5 p.m.

- Administrative
- Anything else that comes along

Old Business

Zoning Bylaw Changes

The Board reviewed and discussed the three proposed Zoning Bylaw changes presented by Ken Comia.

Article 1 amends Section 5.99.3.a.2 of the Large-Scale Ground-Mounted Solar Photovoltaic Installations by adding “unless they are agricultural solar tariff generating units (STGU) as defined by the Solar Massachusetts renewable Target (SMART) Program guidelines in 225 CMR 20.00.”

The Board suggested adding a definition of STGU to the description.

Article 2 adds bylaw 5.14 Special Event Venue. – The Board agreed with adding the additional considerations presented by Ken Comia which included adding a 200 ft. buffer, adding “from other departments” in the permit sentence and adding “location of” restrooms.

Article 3 amends Section 6.32 Application (for Site Plan Approval) and Section 6.34 Procedures for Site Plan Review. The amendments presented were designed to streamline the Site Plan Approval process by not requiring a Public Hearing which would save the applicant some money, still notify abutters but of a Site Plan Approval being on the Board’s regular agenda which would still give the abutters the ability to ask questions or voice their opinions and require only a simple majority of the Board to approve.

Ken Comia is to confirm a simple majority would suffice and not require a full Board approval.

Motion made by Lillian Camus and seconded by Jason Smigiel for Ken Comia to make changes as noted to the proposed Zoning Bylaws and submit for Selectboard review. Motion carried 4 in favor, 0 opposed, 0 abstained

Review of Action Items

The Board reviewed the open action items.

Open/New Action Items

Item	Responsible Party	Due Date
Update Zoning Bylaw Changes and submit to Selectboard for review	Ken Comia	March 3, 2022
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

Completed Action Items

Item	Responsible Party	Due Date
Create Site Plan Approval for Poltrans, Inc.	Ken Comia	Completed
Create Site Plan Approval for Allan Beauregard	Ken Comia	Completed
Put together all Bylaw and article changes discussed for the Board to review as separate articles	Ken Comia	Completed

Next Meeting

The next regular Planning Board meeting will be Monday, March 14, 2022 at 5 p.m.

Adjournment

Motion was made by Jason Smigiel and seconded by Nita Abbott to adjourn at 6:37 p.m. Motion carried 4 approved, 0 opposed, 0 abstained.

I, Lillian Camus, certify that these minutes are true and accurate minutes of the February 28, 2022 Planning Board meeting.

Respectfully submitted,

Lillian Camus, Secretary and PVPC Representative

Documents reviewed at the meeting

- Minutes of the October 25, 2021 and February 14, 2022 meetings
- Poltrans, Inc. Site Plan Approval
- Allan Beauregard Site Plan Approval
- Proposed Zoning Bylaw Changes