



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

Others: Ken Comia, PVPC

Absent: Jim Trompke, Chair
Nita Abbott, Member

Meeting: Monday, March 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 p.m.

Administrative Items

Approval of Minutes

Approval of January 10, 2022 Minutes

Robert Sheehan, Jr. asked if there were any changes to the January 10, 2022 minutes. Hearing none,

Motion was made by Jason Smigiel and seconded by Lillian Camus to approve the January 10, 2022 minutes as written. Motion carried 3 in favor, 0 opposed, 0 abstained

Approval of February 28, 2022 Minutes

Robert Sheehan, Jr. asked if there were any changes to the February 28, 2022 minutes. Hearing none.

Motion was made by Jason Smigiel and seconded by Lillian Camus to approve the February 28, 2022 minutes as written. Motion carried 3 in favor, 0 opposed, 0 abstained

Approval of March 14, 2022 Minutes

Approval of the March 14, 2022 minutes was postponed to the April 11, 2022 meeting.

New Business

ANR – Carver Street

The Board reviewed an ANR from PC Development, LLC to split one lot into three. Deed of property in Hampshire County Registry of Deeds in Book 1044, Page 277.

The Planning Board received check #284 in the amount of \$375.00 drawn on TD Bank from PC Development LLC.

Motion made by Jason Smigiel and seconded by Lillian Camus to approve the ANR for PC Development LLC as presented. Motion carried 3 in favor 0 opposed and 0 abstained

ANRs – Burnett Road and Maximilion Drive

Robert Sheehan, Jr. noted he was recusing himself from the discussion on the ANRs for both Burnett Road and Maximilion Drive.

The Board discussed possibly invoking the Rule of Necessity as Robert Sheehan, Jr. was recusing himself from the Burnett Road (still in work stages) and Maximilion Drive ANRs.

Motion made by Lillian Camus and seconded by Jason Smigiel to take a recess. Motion carried 3 in favor, 0 opposed and 0 abstained.

5:34 p.m. – meeting reconvened.

After further clarification of whether or not the Rule of Necessity could be invoked in this issue, Robert Sheehan, Jr. explained the Board will schedule a meeting on Thursday, March 31, 2022 at 5 p.m. to review the ANR for Maximilion Drive only.

5:36 p.m. - Motion made by Jason Smigiel. and seconded by Lillian Camus to close the regular Planning Board meeting, open the Public Hearing and reconvene the regular Planning Board meeting. Motion carried 3 in favor, 0 opposed and 0 abstained.

Proposed Zoning and Bylaw Changes Public Hearing

5:15 p.m. - In accordance with MGL, Ch. 40A, Sec. 5 and the Granby Zoning Bylaw, the Granby Planning Board will hold a public hearing on March 28, 2022, at 5:15 PM. The nature of the hearing is to present and discuss proposed amendments to the Bylaws of the Town of Granby Volume III Chapter XXI - Zoning Bylaws. The subject matters of the proposed zoning bylaw amendments are as follows:

1. Amend Section I – Authority, Purpose and Definitions, Section 1.2 Definitions, by adding definition, Section V – Special Use Regulations and Performance Standards, Section 5.99.3 – General Siting Standards, amending subsection (a)(2), Lot Requirements, by adding an exemption for Solar Tariff Generation Units in Prime Farmland, Unique Farmlands and Additional Land of State Importance.
2. Amend Section I – Authority, Purpose and Definitions, Section 1.2 Definitions, by adding definitions, Section III – Use Regulations, Table 1, Schedule of Uses, 3.2 Agricultural, adding 3.2.10, Private event venues, and Section V – Special Use Regulations and Performance Standards, by adding Section 5.14 – Private event venue, establishing standards and criteria for permitting.
3. Amend Section VI – Administration and Enforcement, Section 6.3 Site Plan Approval, amending subsections 6.32, Application to clarify citation for peer review services, 6.34 Procedures for Site Plan Review to update procedures for efficiency, removing 6.36 Final Action, renumbering Enforcement to 6.36, and adding 6.37 Appeal, with all revisions creating a more efficient, subjective site plan review process.

Jason Smigiel read the public hearing notice.

Robert Sheehan, Jr. noted no one attended representing the public. Mr. Sheehan, Jr. then reviewed each item individually.

Item #1 – Board members did not have anything to discuss on this item.

Item #2 – Board members did not have anything to discuss on this item.

Item #3 – Lillian Camus voiced concern that abutters still have the ability to ask questions about a project being reviewed for Site Plan Approval. Ken Comia noted the change would streamline the Site Plan Approval process in zones where it is allowed by right. This would be accomplished through a regular Planning Board meeting and not a public hearing. Abutters would still be notified of the meeting in case they wanted to attend to ask questions.

Lillian Camus noted it would be up to the Chair to recognize any abutters who wanted to ask questions and did not necessarily have to recognize anyone as it would be a regular Planning Board meeting and not a Public Hearing. Mr. Comia suggested a procedural change of how the Planning Board conducts its meetings, and not a Zoning or Bylaw change, would ensure abutters would be notified of a Site Plan Application.

Robert Sheehan, Jr. explained the proposed Zoning and Bylaw changes will now go to Town Meeting and would need to be approved by a two-thirds majority to become a Bylaw.

Ken Comia will contact the Select Board to let them know there were no changes to the proposed Zoning and Bylaw changes.

6:01 p.m.– Motion made by Jason Smigiel and seconded by Lillian Camus to close the public hearing and continuing regular meeting. Motion carried 3 in favor, 0 opposed and 0 abstained.

Granby MVP Action Grant Update

Ken Comia explained the town has an MVP Action Grant to address incorporating items from the Community Resilience Building Workshop done a couple of years ago into the Master Plan as well as looking at regulatory items. Pioneer Valley Planning Commission (PVPC) staff will be addressing the Planning Board with its findings. Mr. Comia suggested the presentation be scheduled in the two April Planning Board meetings. Regulatory items would be presented at the first meeting in April and Master Plan items to be addressed in the second April meeting.

Ken Comia to work with PVPC staff and Cathy Leonard to schedule their presentation.

Old Business

None

Any Other Business

Agenda Items for the March 31, 2022 meeting - **meeting starts at 5 p.m.**

- Administrative
- Minutes
- ANR – Maximilion Drive

Agenda Items for the April 10, 2022 meeting – meeting starts at 5 p.m.

- Administrative
- Minutes
- Anything else that comes in.

Review of Action Items

The Board reviewed the action items.

Open/New Action Items

Item	Responsible Party	Due Date
Contact the Select Board regarding no changes to proposed Zoning and Bylaw Changes	Ken Comia	March 31, 2022
Book meeting space and post an agenda for the March 31, 2022 meeting.	Lillian Camus	March 29, 2022
Coordinate presentation of MVP Action Grant Results to the Board with PVPC and Cathy Leonard	Ken Comia	April 10, 2022
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

Closed Action Items

Item	Responsible Party	Due Date
Respond to Jaymie Stanton of Nexamp Solar regarding needing “as built” plans	Jim Trompke	Completed
Update Zoning Bylaw Changes and submit to Selectboard for review	Ken Comia	Completed

Next Meeting

The next Planning Board meeting will be Thursday, March 31, 2022 at 5 p.m.

The next regular Planning Board meeting will be Monday, April 11, 2022 at 5 p.m.

Adjournment

Motion was made by Jason Smigiel and seconded by Lillian Camus to adjourn at 6:08 p.m. Motion carried 3 approved, 0 opposed, 0 abstained.

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

Respectfully submitted,

Lillian Camus, Secretary and PVPC Representative

Documents reviewed at the meeting

- Review of January 10 and February 28, 2022 Planning Board minutes
- Proposed Zoning and Bylaw Changes
- ANR Application for Carver Street