



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

Members: Glen Sexton, Chair
Jim Trompke, Vice Chair
Robert Sheehan, Jr., Treasurer
Lillian Camus, Secretary, PVPC Rep
Rob Chauvin, Member

Others: William Scanlan, PVPC
Chad Brubaker, Lisciotti Development
Matthew Bombaci, Bohler Engineering

Absent:

Meeting: Monday, June 24, 2019

Location: One Library Lane, Upper Level, Granby, MA

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 5:32 p.m.

Administrative Items

Approve Bills

Jim Trompke reviewed Revised Invoice #2 from Pioneer Valley Planning Commission (PVPC) in the amount of \$2,324.54 for services rendered from October 1, 2018 through December 31, 2018

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve Revised Invoice #2 from Pioneer Valley Planning Commission in the amount of \$2,324.54. Motion carried 4 in favor, 0 opposed, 0 abstained.

Jim Trompke reviewed Invoice #3 from Pioneer Valley Planning Commission (PVPC) in the amount of \$5,175.00 for services rendered from January 1, 2019 through March 31, 2019

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve Invoice #3 from Pioneer Valley Planning Commission in the amount of \$5,175.00. Motion carried 4 in favor, 0 opposed, 0 abstained.

Pioneer Valley Planning Commission (PVPC) FY2019 Contract Amendment

The Board reviewed and discussed an amendment to the FY2019 contract with PVPC. The amendment is in the amount not to exceed \$6,000.00. This was needed to cover Invoice #4 for PVPC services from April 1, 2019 through June 30, 2019.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the contract amendment. Motion carried 4 in favor, 0 opposed, 0 abstained.

Tighe & Bond Invoice

Jim Trompke reviewed Invoice #061993103 from Tighe & Bond in the amount of \$9,000.00 for the Peer Review of Granby DG Series LLC.

Robert Sheehan, Jr. asked for a clarification as to how much Granby DG Series LLC has put in escrow. It was determined the amount was \$9,900.00.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the Tighe & Bond invoice 3061993103 dated 6/13/19 in the amount of \$9,000.00 for the Granby DG LLC peer review. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of May 22, 2019 Minutes

Glen Sexton asked if there were any changes to the May 22, 2019 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Glen Sexton to approve the May 22, 2019 minutes. Motion carried 3 in favor (Glen Sexton, Lillian Camus and Robert Sheehan, Jr.), 0 opposed, 2 abstained (Jim Trompke and Rob Chauvin)

Approval of June 4, 2019 Minutes

Jim Trompke asked if there were any changes to the June 4, 2019 minutes. Lillian Camus noted on the top of page 2, DLT should be DLTA, and at the top of page 4 the date should be Monday, not Tuesday, June 24, 2019.

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve the June 4, 2019 minutes as amended. Motion carried 3 in favor (Jim Trompke, Robert Sheehan, Jr. and Lillian Camus), 0 opposed, 2 abstained (Glen Sexton and Rob Chauvin)

Correspondence

Jim Trompke reviewed a letter from the ZBA denying the special permit for the Granby Bow and Gun Club.

Reorganization

After discussion, the following motions were made:

- Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin for Glen Sexton to continue as Chairman. Motion carried 4 in favor, 0 opposed, 0 abstained.
- Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin for Jim Trompke to continue as Vice Chairman. Motion carried 4 in favor, 0 opposed, 0 abstained.
- Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus for Rob Chauvin as Treasurer. Motion carried 4 in favor, 0 opposed, 0 abstained.
- Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke for Lillian Camus to remain as Secretary. Motion carried 4 in favor, 0 opposed, 0 abstained.
- Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke for Lillian Camus to be the PVPC Representative. Motion carried 4 in favor, 0 opposed, 0 abstained.

ANRs

Raymond J. MacKenzie – Taylor Street

The Board reviewed an ANR application from Raymond J. MacKenzie to create two lots located on the Westerly side of Taylor Street, northerly of #284 Taylor Street and Southerly of #254 Taylor Street. Deed recorded in Hampshire County Registry of Deeds in Book 4826, Page 153.

After some discussion the Board approved the ANR as presented.

Check #925 received from Raymond J. MacKenzie drawn on the Bank of America in the amount of \$250.00.

Mountain Stream LLC – Amherst & Batchelor Streets

The Board reviewed an ANR application from Mountain Stream LLC c/o David Lipinski to create 6 lots on \pm 35 acres on the East side of Amherst Street and South side of Batchelor Street. Deed recorded in Hampshire County Registry of Deeds in Book 13272, Page 136.

After some discussion the Board approved the ANR as presented.

Check #571 received from David Lipinski drawn on the Adams Community Bank in the amount of \$750.00. This check was presented to Cathy Leonard prior to the Planning Board meeting.

6:13 p.m. A motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to close the regular Planning Board meeting and open the public hearing for Granby DG Series, LLC, then close the public hearing and reconvene the regular Planning Board meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

New Business

6:14 p.m. - Continued Public Hearing to consider the application of Granby DG Series, LLC, 83 Orchard Hill Park Drive, Leominster, MA 01453 for Site Plan Approval as required under the following sections of the Granby Zoning Bylaw:

- *Section 3.0 – Table 1. Schedule of Use Regulations*
- *Section 6.3 - Site Plan Approval*

The applicant proposes to construct a 7,489 square foot retail store on a 3.62 acre parcel, which will be created from a 9.13 acre parcel. The property is zoned General Business (GB) where retail stores are allowed by right with site plan approval by the Planning Board. The property is located on the south side of West State Street (Rt. 202) adjacent to the C&G Machine Tool Co., and is identified as Assessor's Parcel ID Map 3, Block G, Parcel 11. The property is owned by Omer A. Gingras, 17 Strong Farm Lane, South Hadley, MA.

Glen Sexton read the public hearing notice.

Matthew Bombacci updated the Board on changes made to the site plans based on the follow-up peer review and comments from the Board's last meeting.

Questions from the Board/PVPC:

- Lillian Camus asked about the ANR and why it is needed. Mr. Bombacci explained it was needed to keep the parcel of land as one unit.

Questions from the Public:

- None

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the site plan as presented with four conditions.

1. If Board of Health has any issue that affects the site plan
2. If Conservation Commission takes any issue with the site plan
3. SWPPP to be submitted to the Planning Board
4. DOT curb cut approval submitted to the Planning Board

Motion carried 3 in favor (Glen Sexton, Jim Trompke and Robert Sheehan, Jr.), 1 opposed (Lillian Camus), 1 abstained (Rob Chauvin).

The ANR will be reviewed at the next Planning Board meeting.

Chad Brubaker questioned whether they or the Planning Board should follow up with Board of Health and Conservation for their responses. The response was the Planning Board has asked for their response, have not received any responses from them yet; however, they have until July 5, 2019 to respond. Mr. Scanlan suggested Mr. Brubaker follow up with the Board of Health and Conservation Commission to potentially speed up the response.

Michael Bogdanovich – 284R East State Street

Mr. Bogdanovich began by saying he is on the agenda for the next Planning Board meeting but would like to ask a few questions of the Board tonight. Mr. Bogdanovich explained he and his brother are interested in starting a marijuana farm. The plants would be grown in two or more greenhouses on their property.

Robert Sheehan, Jr. asked where the property was located and, upon hearing Mr. Bogdanovich's response of 284R East State Street, noted growing marijuana was not allowed in that location.

PVPC – Bill Scanlan

Glen Sexton, on behalf of the Planning Board, thanked Bill Scanlan for his help as this is Bill's last meeting. Mr. Scanlan had been working with the Planning Board as a PVPC contractor until a replacement for Susan Westa could be hired. Pioneer Valley Planning Commission has hired Ken Comia who will begin working with the Planning Board after tonight's meeting.

Old Business and Information

Solar Moratorium

Lillian Camus presented a proposed schedule for review of the current Solar bylaws in order to meet the deadline of January 31, 2020.

- 10/28 – Proposed Bylaw Changes to Attorney General giving 95 days for review which would be 1/31/20
- 10/15 – Special Town Meeting – then giving 14 days to incorporate any changes from STM to get final Bylaw changes to AG
- 9/23 - Date of Public Hearing –giving 3 weeks to incorporate any suggestions from public hearing and get final docs to Cathy for STM
- 9/02 – Second Public Hearing Notice Sent
- 8/19 – First Public Hearing Notice Sent
- 8/05 – Bylaw Package Sent to Selectboard

After some discussion, it was agreed each Board member will review the State recommendations on solar and see which are applicable to the Town and which ones we feel should be addressed. Additionally, Additionally, Bill Scanlan/Ken Comia will research any solar bylaws that have been recently revised by nearby towns.

The Board will go into a working session as part of the July 8, 2019 regular meeting to continue the discussion on potential revisions.

Review CPV Red Rock Solar Draft Decision

The Board reviewed the CPV Red Rock Solar decision.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to sign the Site Plan Approval and Special Permit for CPV Red Rock Solar. Motion carried 5 in favor, 0 opposed, 0 abstained.

Permitting Guide

The Board postponed review of the edits made by Bill Scanlan in the Permitting Guide to the July 22, 2019 meeting.

Any Other Business

Agenda Items for July 8 Meeting – meeting starts at 5:30 p.m.

- Administrative
- Solar Moratorium
- Granby DG Series LLC Sign Decision
- Permitting Guide – postpone until July 22 meeting

Review of Action Items

The Board postponed review of the action items to the next meeting.

Open/New Action Items

Item	Responsible Party	Due Date
Create memo to Steve Nally RE Granby DG Series, LLC escrow account	Lillian Camus	May 22, 2019
Contact GZA RE Sending in letter and credentials for Planning Board to consider for Approved Peer Reviewer List	Bill Scanlan	May 22, 2019
Have 10 copies of the Permitting Guide printed in color.	Lillian Camus	May 22, 2019
Obtain pricing for advertising in the Republican and Hampshire Gazette for a Recording Secretary	Lillian Camus	May 22, 2019
Obtain pricing for hiring a temp for the Recording Secretary position	Lillian Camus	May 22, 2019
Ask Catherine Ratte for a PVPC accounting to date.	Lillian Camus	In Progress
Meet with High School Principal re possible Recording Secretary candidates – UPDATE: Glen will try to contact the High School Principal if the current applicant is not interested in the job. Waiting to hear back from principal. No response from high school principal.	Glen Sexton	In Progress
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 Planning Board meeting will be Monday, July 8, 2019 at 5:30 p.m. in the upper level of the Carnegie Building.

Adjournment

Motion was made by Jim Trompke and seconded by Lillian Camus to adjourn at 7:53 p.m.

Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the June 24, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary