



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
Lillian Camus, Secretary, PVPC Rep
Rob Chauvin, Member

Others:

Absent: Jim Trompke, Vice Chair
Robert Sheehan, Jr., Treasurer

Meeting: Monday, March 4, 2019

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5 p.m.

Administrative Items

Approve Bills

None.

Approve Minutes

Approval of February 25, 2019 Minutes

Postponed to next meeting.

Dollar General Question

Glen Sexton will contact Matthew Bombaci to respond to his e-mail of February 27, 2019 regarding a public hearing date.

Correspondence

The Board reviewed Public Hearing notices from Belchertown, Chicopee and Ludlow.

5:03 p.m. A motion made by Lillian Camus and seconded by Rob Chauvin to close the regular Planning Board meeting until after the public hearing. Motion carried 3 in favor, 0 opposed, 0 abstained.

New Business

CPV Red Rock Solar, LLC Public Hearing

Glen Sexton read the following public hearing notice:

The Granby Planning Board will hold a Public Hearing on March 4, 2019 at 5:00 PM in the Old Carnegie Library (Top Floor Meeting Room), 1 Library Lane, Granby, MA to consider the application of CPV Red Rock Solar, LLC, 3 Lyons Street, Granby, MA 01033 for a Special Permit and Site Plan Approval as required under the following sections of the Granby Zoning Bylaw:

- *Section 3.0 – Table 1. Schedule of Use Regulations*
- *Section 5.99 – Large Scale Ground Mounted Solar Photovoltaic Installations*
- *Section 6.2 – Special Permits*
- *Section 6.3 - Site Plan Approval*

The applicant proposes to install a 3.0 MW (DC) large scale ground mounted solar photovoltaic facility on approximately 21 acres of an approximately 76 acre site comprised of four abutting parcels east of Lyons Street (Assessor's Parcel ID 17-A-39, 17-A-40, and 17-A-41.1, which are located in the Town of Granby, and Parcel ID 20-4C, which is located in the Town of Ludlow). All four parcels are owned by James Nawrocki, J L N Properties, 5 Lyons Street, Granby MA 01033. The site is located within the Residential Single Family (RS) Zoning District.

Glen Sexton noted as two members of the Board were not in attendance, he would like to continue the public hearing.

Motion made by Lillian Camus and seconded by Rob Chauvin to continue the public hearing to Monday, March 11 at 5 p.m. at the Carnegie Library. Motion carried 3 in favor, 0 opposed, 0 abstained.

5:06 p.m. A motion was made by Lillian Camus and seconded by Rob Chauvin to reconvene the Planning Board's regular meeting. Motion carried 3 in favor, 0 opposed, 0 abstained.

Old Business

None

Old Business and Information

Other

Discussion of business estate lots

Duplexes

Sewer/Water Infrastructure

Westover Metropolitan District Commission (WMDC)

Any Other Business

Agenda Items for Next Meeting

Items for next meeting:

- Administrative
- CPV Red Rock Solar Public Hearing
- Kendall Street Solar Public Hearing
- Bylaw Update

Review of Action Items

The Board postponed review of the action items.

Open/New Action Items

Item	Responsible Party	Due Date
Contact Matthew Bombaci re public hearing date for Dollar General	Glen Sexton	March 11, 2019
Follow up with Town Counsel re Solar Moratorium wording	Jim Trompke	March 11, 2019
Submit the Planning Board's 2018 Annual Town Report to Cathy Leonard	Lillian Camus	January 29, 2019
Ask Cathy Leonard to copy Bill Scanlan on anything sent to the Planning Board	Lillian Camus	January 29, 2019
Ask Chris Martin to contact Town Counsel for his opinion as to whether or not the Planning Board can accept applications during the temporary moratorium and before the Special Town Meeting vote	Glen Sexton	January 28, 2019
Ask Cathy Leonard to send Town Counsel's response to the Planning Board and Briony Angus at Tighe & Bond	Glen Sexton	January 28, 2019
Draft Planning Board submission for Annual Town Report	Lillian Camus	January 28, 2019
Work with Cathy Leonard to post a public hearing notice for Granby Solar LLC	Lillian Camus	January 14, 2019
Speak with Chris Martin to get permission for the Town Attorney to talk with Granby Solar LLC's attorney	Lillian Camus	January 14, 2019
Speak with Chris Martin to get permission for Bill Scanlan to speak with the Town Attorney regarding options for the Planning Board and Granby Solar LLC in light of the Solar Moratorium	Lillian Camus	January 14, 2019
Ask Cathy Leonard to set up public hearing for 59 Ferry Hill Road	Lillian Camus	November 7, 2018
Ask Susan Westa for an accounting to date.	Lillian Camus	In Progress
Follow up with Chris Martin Re Attorney review of bylaws	Glen Sexton	November 7, 2018

Item	Responsible Party	Due Date
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
Review sample bylaws for Common Driveways, Flag Lots/Estate Lots and Driveway Standards	Planning Board	Ongoing
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, March 11, 2019 at 4:30 p.m. in the upper level of the Carnegie Building.

Adjournment

Motion was made by Rob Chauvin and seconded by Lillian Camus to adjourn at 5:07 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 4, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary