



# PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: [www.granby-ma.gov](http://www.granby-ma.gov)

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

Others: Bill Scanlan, PVPC

Absent: Rob Chauvin, Member

Meeting: Monday, February 25, 2019

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

## Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 5:30 p.m.

### Administrative Items

#### Approve Bills

Glen Sexton reviewed Invoice #2 from Pioneer Valley Planning Commission (PVPC) in the amount of \$1,612.04 for services rendered from October 1, 2018 through December 31, 2018.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve Invoice #2 from Pioneer Valley Planning Commission in the amount of \$1,612.04. No vote taken.

The Board discussed the need for the charges for the projects listed in the invoice to be broken down by project for billing purposes.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to rescind the previous motion to approve Invoice #2 from Pioneer Valley Planning Commission in the amount of \$1,612.04. Motion carried 4 in favor, 0 opposed, 0 abstained

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to request confirmation and/or itemization of the charges on Invoice #2 from Pioneer Valley Planning Commission. Motion carried 4 in favor, 0 opposed, 0 abstained.

#### Approve Minutes

##### *Approval of February 11, 2019 Minutes*

Glen Sexton asked if there were any changes to the February 11, 2019 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve the February 11, 2019 minutes. Motion carried 4 in favor, 0 opposed, 0 abstained

##### *Approval of February 14, 2019 Minutes*

Glen Sexton asked if there were any changes to the February 14, 2019 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve the February 14, 2019 minutes. Motion carried 4 in favor, 0 opposed, 0 abstained

##### *February 19, 2019 Minutes*

Lillian Camus asked if any minutes were taken during the joint Selectboard/Planning Board meeting on February 19, 2019 as she was not able to attend the meeting.

No one was able to take minutes and participate fully in the meeting. It was suggested Lillian check with Cathy Leonard for her notes from the meeting as well as view the recording of the meeting. Lillian agreed and after checking with Cathy Leonard and viewing the recording of the meeting will create minutes for the Board to review at its next meeting.

#### Recording Secretary

The topic of hiring a Recording Secretary was discussed again in light of the February 19 meeting. Lillian Camus explained help wanted ads were placed in The Sentinel and Town Reminder, the Chicopee Register and GCAM but no applications were received.

Robert Sheehan, Jr. suggested advertising in newspapers which had a wider coverage. Lillian will research the cost to advertise in The Republican and other larger papers and present it at the next meeting.

#### Correspondence

Glen Sexton read the Granby Planning Board Public Hearing notice for CPV Red Rock Solar, LLC which will be held on March 4, 2018 at 5 p.m. Glen noted the Town of Ludlow is holding their Pubic Hearing with CPV Red Rock Solar, LLC on February 28, 2018 at 7 p.m. The project CPV Red Rock Solar is proposing has three lots located in Granby and one in Ludlow.

#### **New Business**

None

## **Old Business**

### *Meeting with Selectboard/January 7, 2019 Letter from Selectboard*

Lillian Camus asked for a review of the February 19, 2019 meeting with the Selectboard as she was unable to attend the meeting.

Glen Sexton summarized the meeting noting discussion included among other things, reasons for and against a solar moratorium/public hearing, and creation of a municipal utility.

Robert Sheehan, Jr. mentioned Chris Martin said he would email the State guidelines and formula to create a municipal utility to the Planning Board members. To date no one on the Planning Board has received the information. Glen Sexton will follow up with Chris Martin.

Bill Scanlan explained the Planning Board legally must hold a public hearing in response to the January 7, 2019 letter from the Selectboard submitting a proposed amendment to the Bylaws of the Town of Granby by inserting Section 5.99.13: Large-Scale Ground Mounted Solar Energy Systems Moratorium.

Robert Sheehan, Jr. stated he wholeheartedly disagreed with the whole process.

The next step will be to get an opinion from Town Counsel regarding the January 7 proposed Zoning Bylaw amendment for a solar moratorium. Jim Trompke will follow up with Town Counsel on this matter as he had already started the process before this meeting.

Motion by Robert Sheehan, Jr. and seconded by Jim Trompke, that Town Counsel review the validity of the January 7, 2019 letter from the Selectboard to the Planning Board regarding Large-Scale Ground-Mounted Solar Energy Systems Moratorium. Motion carried 3 in favor, 0 opposed, 1 abstained (Glen Sexton abstained as the letter came from the Selectboard)

Glen Sexton suggested the Planning Board continue to review the Solar Zoning Bylaws no matter what the outcome of the moratorium vote.

### *59 Ferry Hill Road*

Lillian Camus explained this is a follow-up on information requested but not received.

Jim Trompke outlined the Planning Board's approval of a private stable exceeding one thousand two hundred (1,200) square feet in area at their November 27, 2017 joint meeting with the ZBA. The ZBA specifically noted in their decision that no business is to be conducted at the site.

Since that meeting, the Building Inspector sent a letter dated June 15, 2018 and revised July 9, 2018 to the Planning Board listing various violations. The Planning Board reviewed the Building Inspector's letter at its October 22, 2018 meeting and indicated the need for a new Site Plan following Section 6.3 of the Granby Zoning Bylaws for items that need to be included in the plan. To date, the Planning Board has not received updated plans.

Jim Trompke explained the Building Inspector would have to issue a cease and desist if they in fact are running a business.

*Parcel 3-B-5 on West State Street for Shawn Lamoureux*

Lillian Camus explained this is another follow-up on information requested but not received.

Shawn Lamoureux appeared before the Planning Board at the May 22, 2017 meeting. The Board reviewed a blueprint Mr. Lamoureux presented. This was a discussion as to what the Planning Board would need for a Site Plan Approval of his business on the Westerly side of Phins Hill Manor, West State Street, Map 3, Block B, Parcel 5. Currently Mr. Lamoureux is running his business at that location without Site Plan Approval.

To date Mr. Lamoureux has not returned to the Planning Board with the necessary documents for Site Plan Approval.

Lillian Camus will draft a letter to the Zoning Enforcement Officer listing the violations at this location. The letter will be reviewed at the Planning Board's next meeting.

*Proposed Bylaw Changes*

Bill Scanlan reviewed his questions on the new Bylaw 5.13 Business Estate Lots. After some discussion, no changes were made to the document.

Lillian Camus reminded the Board that, per Bill Scanlan, changes to the Subdivision Rules and Regulations and the Fee Schedule only need to go to a public hearing. They do not need to go to a Special Town meeting.

Lillian Camus suggested changes to the Fee Schedule regarding how much the Board charges for Large-Scale Ground-Mounted Solar Energy Systems. The Board decided to take that up when changes to the current Solar Bylaw are reviewed.

*Granby Solar, LLC – Dickinson Farms*

Bill Scanlan reviewed a draft Modification of Special Permit & Site Plan Approval for Granby Solar, LLC – Dickinson Farms.

The Board suggested a few minor changes. Mr. Scanlan will make those changes and have a final document for the Board to sign at its next meeting.

**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

## Review of Action Items

The Board postponed review of the action items.

### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
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
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 4, 2019 at 5 p.m. in the upper level of the Carnegie Building.

The next regularly scheduled Planning Board meeting will be Monday, March 11, 2019 at 5:30 p.m. in the upper level of the Carnegie Building.

**Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to adjourn at 7:10 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the February 26, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Secretary