



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:

Absent:

Meeting: Monday, December 10, 2018

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5:35 p.m.

Administrative Items

Approve Bills

Glen Sexton reviewed invoice #111893302 from Tighe & Bond in the amount of \$4,800.00 for peer review of 0 Kendall Street Solar project through October 27, 2018.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve invoice #111893302 from Tighe & Bond in the amount of \$4,800. Motion carried 5 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of November 26, 2018 Minutes

Glen Sexton asked if there were any changes to the November 26, 2018 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve the November 26, 2018 minutes. Motion carried 5 in favor, 0 opposed, 0 abstained.

Correspondence

Granby Solar LLC – Dickinson's Farm

The Board discussed an application for revision to Site Plan Review Approval and Revision to Special from Granby Solar LLC.

The Board discussed whether the application should be considered as the Town has a moratorium on new solar projects. The Board also discussed whether the application submitted is considered a revision to the original request or an entirely new project.

Glen Sexton will ask Chris Martin to have Town Counsel clarify how the Solar Moratorium would impact the changes proposed by Granby Solar LLC.

The Board tabled deciding on a public hearing date until its next meeting on Thursday, December 13, 2018. The Board hopes the Town Attorney renders his decision in time for the Thursday, December 13, 2018 meeting.

Recording Secretary

Lillian Camus reported advertisements for a Recording Secretary had been placed in the Sentinel, the Town Reminder and the Chicopee Register as well as posted on GCAM. As of today, no responses have been received.

New Business

Open Space and Recreation Plan Request

The Board reviewed the updated Open Space and Recreation Plan (OSRP). The OSRP Committee asked for a letter of response from the Planning Board by January 1, 2019.

Lillian Camus will create a response letter stating the planning Board approves the 2018 Open Space and Recreation Plan.

Old Business and Information

Bylaw Review Update

Lillian Camus reviewed Section III – Use Regulations- Schedule of Use Regulations Table 1. The changes are:

- Section 3.0 – Schedule of Use Regulation
 - Simplify the explanation of the notations in Table 1
 - Y = Yes
 - N = No
 - SP = Special Permit
 - SPA = Site Plan Approval
 - PB = Planning Board
 - ZBA = Zoning Board of Appeals
 - SB = Selectboard

- Section 3.2 – Table 1 Schedule of Use Regulations
 - Added a Bylaw Number column
 - Edit notations so they are consistent throughout Table 1.

Lillian Camus will obtain Attorney General approved copies of 2014 bylaw changes.

Permitting Guide Update

Lillian Camus reported the updated Permitting Guide had been e-mailed to Cathy Leonard who sent it out to all Town departments asking for any changes by December 10. No changes were received by Cathy Leonard as of today.

Lillian Camus went through the Draft Permitting Guide with the rest of the Board noting where suggested changes from the Board's November 26, 2018 meeting were made.

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
- 0 Kendall Street Solar Project Continued Public Hearing
- Anything that comes up before the next meeting

Review of Action Items

The Board postponed review of the action items.

Open/New Action Items

Item	Responsible Party	Due Date
Create the Planning Board's response to the Open Space and Recreation Plan for Glen to sign.	Lillian Camus	December 11, 2019
Obtain Attorney General response/decision regarding the March 2014 Zoning Bylaw changes.	Lillian Camus	December 11, 2019
As if the Town Counsel will clarify how the Solar Moratorium would impact the changes proposed by Granby Solar LLC.	Glen Sexton	December 13, 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

Item	Responsible Party	Due Date
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 Thursday, December 13, 2018 at 6 p.m. in the upper level of the Carnegie Building.

Adjournment

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to adjourn at 8:13 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the December 10, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary