



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
Lillian Camus, Secretary, PVPC Rep
Robert Sheehan, Jr., Member

Others:

Absent: Rob Chauvin, Treasurer

Meeting: Monday, November 25, 2019

Location: 1 Library Lane, Old Carnegie Building, Granby, MA

Minutes

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

Administrative Items

Approve Bills

Lillian Camus asked Ken Comia if he had a bill for July through September. Mr. Comia did not have a bill with him but said it was mailed.

Lillian Camus asked Ken Comia if he had an estimate of hours to date. Mr. Comia will have that at the next meeting.

Approve Minutes

Approval of the November 4, 2019 minutes was postponed to the next meeting as a quorum was not present to approve the minutes.

Correspondence

None

5:41 p.m. Motion by Robert Sheehan, Jr. and seconded by Lillian Camus to recess the meeting until 5:45 p.m. Motion carried 3 in favor, 0, opposed, 0 abstained.

New Business

ANR – 193 Amherst Street

5:02 Robert Sheehan, Jr. recused himself and left the room.

Steven Laplante reviewed plans to divide one piece of property located at 193 Amherst Street into four separate parcels. The deed of the property is recorded in Hampshire County Registry of Deeds in Book 10855, Page 20.

Jim Trompke noted the Locus was missing from the plans.

Check #1010 received from Brian King drawn on the Berkshire Bank in the amount of \$500.00.

Motion made by Jim Trompke and seconded by Lillian Camus to approved ANR conditionally that it is returned to Cathy Leonard with the Locus on all copies for the Board members to sign. Motion carried 4 in favor, 0 opposed, 1 abstained (Robert Sheehan, Jr.).

514 p.m. Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to close the regular Planning Board meeting and open the two public hearings and reconvene after the second public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

5:15 p.m. Veterans Memorial Park

Glen Sexton read the public hearing notice

The Planning Board of the Town of Granby will hold a Public Hearing on Monday, November 4, 2019, at 5:00 PM, at 1 Library Lane, Old Carnegie Library, Top Floor. The nature of the hearing is to consider the petition of Jason Richard, Applicant, and Town of Granby, Owner, seeking a Site Plan Approval under Section 6.3 of the Granby Zoning Bylaws considering siting the Veterans Memorial Park to be located at 257-259 State Street, Granby, MA, known as Map 9-C-8.

Lillian Camus recused herself from the meeting.

Jim Sowell presented draft plans for the Veteran's Memorial Park. The group is still working with the landscape architect to complete that portion of the plans. The Board reviewed the draft plans.

Questions from the Board

- Robert Sheehan, Jr. asked about a tree Dave Desrosiers recommended keeping. Mr. Sowell responded that because of accessibility requirements for parking the tree would have to come down.
- Jim Trompke asked if the existing garage was going to stay where it is located. Mr. Sowell noted they would like to see the existing garage removed to make way for parking spaces. Mr. Sheehan, Jr. asked who makes the decision if the building is removed. Glen Sexton responded it is up to the Select Board.

- Jim Trompke asked how they came up with the number of handicap parking spaces. Mr. Sowell noted there wasn't much information available. They opted for two. Currently there are eight parking spaces. We would lose three parking spaces if the garage remains where it is currently.
- Jim Trompke asked what the stamped plans will show the Board that's not on the plans they are currently reviewing. Mr. Sowell responded you will be seeing a more detailed grading plan, a drainage plan and a utilities plan.
- Jim Trompke reviewed that the Board has been told that if any events are held at the Veteran's Memorial Park there will be parking across the street at the church and appropriate police officers directing traffic, etc. Mr. Sowell agreed.

Questions from the Public

- Cindy Knutson, Amherst Road – My concern is the parking area in the plans now. People will back out of the parking spaces onto North Street where there is a lot of traffic. Was there any concern about that from the Fire or Police Departments? Glen Sexton explained the Fire and Police Departments would be reviewing the final plans for any concerns they may have.

After discussion,

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to continue the public hearing until Monday, January 27, 2020 at 5:15 p.m. Motion carried 3 in favor, 0 opposed, 1 abstained (Lillian Camus).

5:39 p.m. Lillian Camus rejoined the meeting.

Motion made by Robert Sheehan, Jr. and seconded by Lillian Camus to recess until 5:45 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.

5:45 p.m. Public Hearing – Dollar General Signs

Glen Sexton read the following public hearing notice.

The Planning Board of the Town of Granby will hold a Public Hearing on Monday, November 4, 2019, at 6:00 PM, at 1 Library Lane, Old Carnegie Library, Top Floor. The nature of the hearing is to consider the petition of Dollar General By National Sign Corp., Applicant, and Granby DG Series, LLC, Owner, seeking a Special Permit under Sections 5.59 (2)(ii) and 5.59(2)(iii) considering internally illuminated lighting on lettered signage above the main entry and a freestanding sign, on a retail store to be located at 180 West State Street, Granby, MA, known as Map 3-G-11.

Heather Dudko, representing National Sign, explained the revised plans.

Ken Comia noted this is a Special Permit as the freestanding signs needs a Special Permit and the applicant has met all the Bylaws regarding this sign.

Questions from the Board/Consultant:

- Glen Sexton asked how high the gooseneck lights are above the pole sign. Ms. Dudko responded they are not quite three feet.
- Robert Sheehan, Jr. asked if it is safe to assume the detail of the lights on the wall sign are similar to the pole sign? Ms. Dudko responded yes.
- Lillian Camus asked if the light being used is white. Ms. Dudko responded yes.
- Glen Sexton asked what the wattage would be of the lights. Ms. Dudko did not know.
- Jim Trompke asked what hours both signs would be lit. Ms. Dudko responded the lights on the signs will shut down after hours.

Questions from the Public:

- Carol Mazzariello, 34 Ferry Hill Road – As a reminder at your last meeting you had said the lights would go off a half hour after the store closes. The light pole sign is large and bright. I urge you to keep a small-town feel and consider something like at the sign at the animal hospital. We definitely want to encourage business in the town.
- Paul Mazzariello, 34 Ferry Hill Road – What direction is the pole sign facing? Ms. Dudko responded the sign is perpendicular to Rt. 202. Mr. Mazzariello noted the timing of the lighting is important. We are trying to minimize the brightness of the light where we can.
- Susan Knightly, 32 Ferry Hill Road – Please take a look at the lights and how bright they will be. How many lumens? Could someone look at making the sign shorter than 18 ft., including the lights, and check on the lumens?
- Leonard Yakir, 33 Ferry Hill Road – Mr. Yakir expressed concern about the lumens of the sign and the reflecting brightness from the sign. Ken Comia responded at the Board's June 24 meeting it was determined the lights would be on one half hour after closing. The proposed hours are 8 a.m. to 10 p.m.
- Daisy Pennell, 2 Carver Street – Did they come up with a variety of different signs? Ms. Pennell likes the sign in front of Safety Complex instead of the proposed pole sign.
- Becky Alexander, 197 West State Street – Appreciates the fact the sign was reduced.

Jim Trompke asked Heather Dudko if there are any concessions she wants to take back to the applicant. Ms. Dudko reiterated that the pole sign is needed based on how far back the building is set back from the road and the location of the front entrance of the building. Mr. Trompke asked again if there were any concessions Ms. Dudko would want to take back to the application. Ms. Dudko responded no.

Robert Sheehan, Jr. would like more specifics on the wattage on the freestanding sign.

Motion by Jim Trompke to close the public hearing portion of the public hearing.

The Board discussed the lighting issues. Robert Sheehan, Jr. suggested the Board continue to the public hearing so the applicant can supply the specifics on the wattage of the freestanding sign.

Motion made by Robert Sheehan, Jr. and seconded by Lillian Camus to continue the public hearing until Monday, December 9, 2019 at 5:15 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.

7:07 p.m. – Glen Sexton left the meeting.

Granby Preservation Commission – Gayle Demary - Discussion of Building Use

Joe Maheu explained the Granby Preservation Commission is here to seek information in their quest for Special Permit and Site Plan Approval for Kellogg Hall.

Jim Trompke explained the Board would need to know what the maximum occupancy is and what is the use and if it's allowed in that zone. If it meets the zoning, you will need to submit copies of a preliminary site plan. We will then distribute the copies to the Police, Fire, Highway and Conservation Departments for their review.

Robert Sheehan, Jr. brought up upcoming changes in the stormwater management rules.

Ken Comia noted the DPW Director would know if there is a Town stormwater bylaw in place.

Jim Trompke explained Kellogg Hall is now considered a change of use as it was a municipal building and it is now being used as something else.

Gayle Demary asked if some of the fees can be waived. Robert Sheehan, Jr. noted the Board has no ideas what fees to possibly waive until we see the plans.

Robert Sheehan, Jr. noted the Board may require a peer review, at the applicant's expense, to ensure your engineer did everything properly.

Ken Comia added we need to determine if the Town has a Stormwater Bylaw in place. If it does, there will probably be some other authority making the stormwater determination, not the Planning Board.

Old Business and Information

None

Any Other Business

Agenda Items for December 9 Meeting –meeting starts at 5 p.m.

- Administrative
- Veterans Memorial Wall (January 27 at 5:15 p.m.)
- Dollar General Sign (at December 9 5:15 p.m.)

Review of Action Items

The Board postponed review of the open action items.

Open/New Action Items

Item	Responsible Party	Due Date
Finalize Solar Bylaw changes documents and send to Cathy Leonard	Ken Comia	October 4, 2019
Update Granby's Zoning Bylaws with the May 2019 changes approved by the Attorney General	Ken Comia	November 4, 2019
Follow up with Town Counsel RE Access to solar projects	Glen Sexton	September 30, 2019
Research prime farmland definition	Ken Comia	September 30, 2019
Create a response to Granby DG Series, LLC zoning letter for Glen's signature	Lillian Camus	September 12, 2019
Create and send an e-mail to Christina Boucher noting what documents are needed before the Planning Board can make a decision	Lillian Camus	September 12, 2019
Contact GZA RE Sending in letter and credentials for Planning Board to consider for Approved Peer Reviewer List	Ken Comia	September 23, 2019
Work with Ken Comia to finalize Permitting Guide and post on Town website	Lillian Camus	September 23, 2019
Have 10 copies of the Permitting Guide printed in color.	Lillian Camus	Ongoing
Obtain pricing for hiring a temp for the Recording Secretary position	Lillian Camus	Ongoing
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, December 9, 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 7:41 p.m. Motion carried 3 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the November 25, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary