



## GRANBY 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  
Rob Chauvin, Member

Others: William Scanlan - PVPC  
Briony Angus – Tighe & Bond  
Brian Huntley – Tighe & Bond  
Robert Mastria – CPV  
Matthew Bombaci – Bohler Engineering  
Chad Brubaker – Lisciotti Development

Absent:

Meeting: Monday, March 25, 2019

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

### Minutes

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

#### **Administrative Items**

##### Approve Bills

None.

##### *Borrego Solar Systems, Inc. – Sign Decision*

The Board reviewed the draft and postponed signing until the next meeting when the full Board is in attendance.

##### Approve Minutes

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

Approval of meeting minutes postponed to the next meeting.

5:22 p.m. Glen Sexton arrived at the meeting.

### *ZBA Public Hearing Notice*

Glen Sexton read a public hearing notice from the Zoning Board of Appeals rescheduling the public hearing from April 9, 2019 to April 23, 2019 to consider the petition of the Granby Bow & Gun Club, Inc. seeking a Special Permit regarding an existing constructed shooter shed approximately 10-ft by 90-ft located in lower firing area and a proposed construction of a 50-ft by 16-ft shooter shed with sound suppression material to mitigate noise on an upper firing area.

### *Bylaw Changes*

Lillian Camus reported she had not heard back from Chris Martin regarding holding the Monday, April 22, 2019 Public Hearing on proposed Bylaw changes at the COA building. Glen Sexton will follow up with Chris Martin.

Lillian Camus reported she sent an e-mail to Jeremy Carriere requesting a meeting between the ZBA and Planning Board prior to April 21, 2019 Public Hearing to review changes to Schedule of Use Table.

### Correspondence

#### *Sean Lamoureux Letter*

Postponed to the next meeting.

5:30 p.m. A motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the regular Planning Board and open the public hearing for CPV Red Rock Solar, LLC. Motion carried 5 in favor, 0 opposed, 0 abstained.

### **New Business**

*5:30 p.m. - Continued Public Hearing 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 read the following public hearing notice:

Briony Angus reviewed documents requested by the Planning Board at the last meeting. Ms. Angus noted they are continuing review with Conservation Commission and will be meeting with Conservation tomorrow.

Brian Huntley has been in contact with the Fire Chief regarding his concerns. The Fire Chiefs concerns had to do with access related issues and an Emergency Response Program (ERP). Mr. Huntley explained the ERP will be developed as construction progressed.

Briony Angus noted the system size on the public hearing notice is listed incorrectly as 3.0 MW (DC) when it is actually 1.61 MW (DC) on the Granby side.

Questions from the Board:

- Lillian Camus proposed hiring a peer reviewer instead of having Bill Scanlan prepare a review as he is not an engineer. Bill Scanlan noted he was not comfortable reviewing the project as a reviewer.
- Jim Trompke questioned what the peer reviewer would do that wasn't already done by Conservation Commission's peer reviewer.

Robert Sheehan, Jr. asked what about GZA as a peer reviewer. Lillian Camus suggested the time might be shortened using GZA.

Bill Scanlan will create a letter to a peer reviewer of Tighe & Bond's choice detailing what the Planning Board is looking for as a review. The peer reviewer, through Bill Scanlan, will give the Planning Board a quote for their services. Once the contract is signed with the peer reviewer the applicant gives us a check for the amount of the quote and then prepares the peer review. Once the peer review is complete and we have both the peer reviewer and Tighe & Bond's responses the Board can include that information in making their decision on the project.

No questions from the public.

6:20 p.m. Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to continue the public hearing to Monday, April 8 at 5:45 p.m. at the Carnegie Library. Motion carried 5 in favor, 0 opposed, 0 abstained.

6:21 p.m. Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to reconvene the Planning Board's regular meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

#### *ANR – Taylor Street*

5:45 p.m. - The Board reviewed an ANR application which was presented to the Planning Board at their February 11, 2019 meeting. At that time, the Board noted a locus needed to be added to the plans, per the Town of Granby's Subdivision Regulations, Section 3.00 Procedure for Submission and Endorsement of Non-Subdivision Plans (Plans Believed Not To Require Approval – ANR Plan), Section 3.03 Contents, subparagraph 8.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the ANR for Raymond J. and Shirley R. MacKenzie, 254 Taylor Street as shown. Motion carried 5 in favor, 0 opposed, 0 abstained.

The Board signed the plans as presented.

6:28 p.m. Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the regular Planning Board meeting to open the public hearing for application for Granby DG Series, LLC. Motion carried 5 in favor, 0 opposed, 0 abstained.

6:28 p.m. *The Granby Planning Board will hold a Public Hearing on March 25, 2019 at 6:15 PM in the Old Carnegie Library (Top Floor Meeting Room), 1 Library Lane, Granby, MA 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 Bombaci reviewed the project plans pointing out the building faces the machine shop because our Bylaws for parking spaces. Mr. Bombaci noted they are currently working with the Board of Health.

#### Board Questions

- Glen Sexton asked if there will be a sign. Mr. Bombaci responded there would be, but signs are not part of this plan. They will come back for that once they have a tenant for the building.
- Lillian Camus asked what type of a fence will be installed between you and the neighbor. Mr. Bombaci responded there will be a 6' high wooden fence.
- Glen Sexton asked what the hours of operation will be. Mr. Bombaci responded they would be from 8 a.m. to 10 p.m. seven days a week. Mr. Bombaci noted there will only be two security lights on the outside. All outside lights go out a half hour after closing.
- Robert Sheehan, Jr. asked if stormwater management has been looked at. Mr. Bombaci replied Mass DOT has looked at it.
- Bill Scanlan noted our Bylaw requires 1 parking space per 200 sq. ft. which means 38 parking spots which is what is on the plan.
- Bill Scanlan asked if Mr. Bombaci could talk about the lighting. Is there a way to minimize the impact to the neighbors? Mr. Bombaci pointed out where the lighting would be and responded they can look at dimming the light more and still keep them safe.
- Bill Scanlan asked for a review of the plantings. Mr. Bombaci reviewed a drawing showing the plantings.

- Jim Trompke stated you designed this based on our Bylaws. However, your preference would be to reorient it to the street. Chad Brubaker responded, yes. We would have to look at it again to see if it would work. To redesign would be a lot of work and costly. Mr. Brubaker offered to reduce the number of parking spaces in the back.
- Robert Sheehan, Jr. asked if this building is going to be subdivided. Mr. Brubaker responded we intend it as one business.
- Jim Trompke suggested the back of the lot could be screened, eliminate the upper parking and maybe make some of that traprock where tractor trailers turn around.
- Robert Sheehan, Jr. noted it's pretty wet back there which would be a problem for tractor trailers.
- Glen Sexton suggested arborvitae installed on the side towards the neighbor.

#### Public Questions

- Carol Mazzariello, 34 Ferry Hill Road – Our concern is all the three homes on Ferry Hill Road will be impacted by the lighting and noise. Is it standard that a business can be open from 8 a.m. to 10 p.m. 7 days a week? Parking lots after hours bring people. Is it automatic the Police Department will patrol the area after hours? Glen Sexton responded we can confirm that with the police. Jim Trompke noted all the involved Town Departments will review the plans and give us their concerns. Mr. Brubaker responded there would be a tractor trailer once a week, with smaller trucks several times a week.

Ms. Mazzariello explained our view is all glass, and we are concerned about the impact of property values in the area. Glen Sexton responded that those are all things we don't know - if property values in the area will go up or down.

Ms. Mazzariello mentioned as far as the front of the building, the outside lights go out at 10:30 p.m. What about the inside lights, do they stay on? Mr. Bombaci responded he would think the inside lights would go off with just a couple of security lights left on.

- Jim Healey, 174 West State Street noted water comes off that hill into my yard. Will that affect my property? Mr. Bombaci responded we reached out to DOT and added two basins. I can't guarantee that excess water will go away. We are trying to do what we can to help the situation improve.
- Robert LePage, 10 Circle Drive asked if there is a reason most of the Dollar Stores face the road? Is there a reason you orientated this way? Why is the basin in front and not in back? Why so many parking spots? Is there really a need to have all those trees removed? Mr. Bombaci responded the Zoning Bylaw has parking in the side and back and requires 38 parking spaces.

Mr. LaPaage asked if those bylaws could be amended to smaller parking spaces?

- Carol Mazzariello, 34 Ferry Hill Road noted the driving range has parking in the front. Jim Trompke responded some of the bylaws went in after the fact, the driving range was already there.
- Carol Mazzariello, 34 Ferry Hill Road noted the veterinary building has most of the parking lots in the front and is newer. What's the process to get Bylaws amended? Jim Trompke responded it's up to the Town people.

- Ms. Mazzariello asked how do we voice that we want that process completed? Robert Sheehan, Jr. responded the timeframe to allow this to happen probably won't be until the winter, which would not affect this project.

Ms. Mazzariello responded she would like the Planning Board to strongly consider a change in the Bylaw and delay this project. Ms. Mazzariello noted only the abutters were aware of this public hearing. No one reads the Sentinel which is where it was posted.

- Denise LaPointe, 243 Taylor Street asked when were the bylaws changed? No one knew for sure.
- Robert LePage, 10 Circle Drive asked are the Bylaws for all businesses in town or does it just apply to the Rt. 202 corridor?
- ??, ?? Ferry Hill Road – I own a business across the street. Has there been a traffic study done?
- Bill Brawner, 133 Aldrich St. noted the Civil Engineer was saying the Bylaws strongly suggest parking on the side. Bill Scanlan clarified to the extent feasible. Mr. Bombaci responded Mass DOT has approved no turn lanes.
- Jim Healey, 174 West State Street explained that area has lots of traffic and accidents. Glen Sexton responded the Police Department will be one of the departments that reviews this plan. We don't have any jurisdiction on Rt. 202.

Mr. Healey asked if some arborvitae could be planted instead of a fence. Jim Trompke asked if that would be a preference. Mr. Healey responded, yes.

- Gregg Leonard, 168 Batchelor Street noted his concern is for the neighbor if the water situation gets worse the neighbor will be in my office (Assessors) demanding a rebate. Whatever you can do to resolve that limitation would help.
- ?? Ferry Hill Road – No one has said the name of the business that will go into that property. Mr. Brubaker acknowledged that Dollar General is a client of ours.
- ??, ?? Ferry Hill Road asked if the Town is expecting a large income from this project. Glen Sexton responded it's like any other property. There is an assessed value and the tax value. Yes, the town would gain.

The Board discussed a peer reviewer for the project. Jim Trompke explained the process to the applicant. Mr. Trompke noted the peer reviewer would conduct a Bylaw review as well as stormwater management.

Lillian Camus will e-mail Mr. Brubaker and Mr. Bombaci the list of Approved Peer Reviewers, with a copy to Bill Scanlan.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to continue the public hearing to Monday, April 29 at 5:45 p.m. at the Carnegie Library. Motion carried 5 in favor, 0 opposed, 0 abstained.

7:42 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to reconvene the Planning Board's regular meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

7:43 p.m. A motion was made by Jim Trompke and seconded by Rob Chauvin to take a 5-minute break. Motion carried 5 in favor, 0 opposed, 0 abstained.

7:50 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to reconvene the Planning Board's regular meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

#### 15 Lyman Special Permit Request

The Board reviewed the documents received. Lillian Camus will ask Cathy Leonard to set up a joint public hearing with the ZBA to review this project.

#### 181 West State Street

The Board reviewed.

Motion was made by Glen Sexton and seconded by Robert Sheehan, Jr. to request the applicant attend a meeting to describe the business she intends to run at that location. Motion carried 5 in favor, 0 opposed, 0 abstained.

### **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 Continued Public Hearing – 5:45 p.m.

### **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>
Follow up with Chris Martin Re Location for April 22, 2019 Public Hearing	Glen Sexton	April 8, 2019
Follow up with Jeremy Carriere for Bylaw changes prior to April 22, 2019 Public Hearing	Lillian Camus	April 8, 2019
Work with Cathy Leonard to arrange a joint meeting with the ZBA regarding 15 Lyman Street	Lillian Camus	April 8, 2019
Work with Tighe & Bond to hire a peer reviewer	Bill Scanlan	April 8, 2019



<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Make edits to Lamoureaux letter to be signed at April 8, 2019 Planning Board meeting	Lillian Camus	April 8, 2019
E-mail Mr. Brubaker and Mr. Bombaci the list of Approved Peer Reviewers, with a copy to Bill Scanlan	Lillian Camus	March 25, 2019
Work with Cathy Leonard to request Kelly Bernier attend a Planning Board meeting to describe the business she intends to run at 181 West State Street	Lillian Camus	April 8, 2019
Set up a meeting with ZBA Re: Bylaw changes	Lillian Camus	March 25, 2019
Find alternate location for April 22, 2019 public hearing	Lillian Camus	March 25, 2019
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



<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
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, April 8, 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 8:26 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

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

Respectfully submitted,

Lillian Camus  
Secretary