



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: Robert Os
Heather Dudko, Representing National Sign

Absent: Rob Chauvin, Treasurer

Meeting: Monday, December 9, 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

The Board reviewed Invoice #1 from Pioneer Valley Planning Commission in the amount of \$3,702.13. The invoice covered the period of July 1 through September 30, 2019.

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to approved Pioneer Valley Planning Association's Invoice #1 for July 1, 2019 through September 30, 2019 in the amount of \$3,702.13. Motion carried 4 in favor, 0 opposed, 0 abstained

Approve Minutes

Approval of November 4, 2019 Minutes was postponed to the next meeting.

Approval of November 25, 2019 Minutes

Glen Sexton asked if there were any changes to the November 25, 2019 minutes. Hearing none

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the November 25, 2019 minutes. Motion carried 4 in favor, 0 opposed, 0 abstained

Correspondence

None

New Business

Robert Os – Discussion for Business Addition

Robert Os would like to increase the size of the building his business is in which is located at 8-B West State Street, Granby, MA. The current size of the building is 124' x 40'. Mr. Os' intention is to double the size by increasing the building on two sides.

Jim Trompe explained the Planning Board is only interested in the outside of the building, so Mr. Os would need to submit a Site Plan for the Board's approval.

5:14 p.m. - Motion by Robert Sheehan, Jr. and seconded by Jim Trompke to close the regular meeting and reconvene after the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

New Business (continued)

5:15 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 wattage of the lights on the pole sign and wall sign.

Questions from the Board/Consultant:

- Lillian Camus asked for a clarification of the wattage. Ms. Dudko responded the watts per square foot for the ground (pole) sign is 3.25. Ms. Camus noted the chart in the Town's Bylaws shows an incandescent at 7.1 watts per square foot which is higher than the 3.25.
- Ken Comia – the bylaws state "illumination may be provided by...". The word "may" would allow illumination by a source not listed in the bylaw.

Questions from the Public:

- Leonard Zakier – The hue of the light is purple. It will be very bright. Ms. Dudko noted the gooseneck lights will only light the sign face.
- Paul Mazzariello – Urged the Board to get a professional lighting opinion.
- Susan Knightly – Discussed light trespass reduction. Is the Board considering lowering the sign so that it would be less than 15 ft.?

- Carol Mazzariello – I thought the whole idea for the pole sign might be denied by the Planning Board?
- Susan Knightly – We would prefer an artist painted sign with incandescent light shining on it.
- Nancy Evren – 19 Crescent Street – It will impact my back yard and I am concerned. Can there be some kind of visual aid to show the brightness of the sign? I’m already impacted by the streetlight at Crescent Street.

After discussion, Jim Trompke informed the Board and abutters that the applicant has offered a concession and will go to either an incandescent or LED, with a preference for a warm LED, as long as it meets the watts per square foot in the Town Bylaws. The abutters responded that would be much appreciated.

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the public input portion of this hearing and just the Board will discuss further. Motion carried 4 in favor, 0 opposed, 0 abstained.

After discussion,

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve both ground-mounted pole and building mounted signs as presented with the following conditions:

- The street address be added on the entrance door in four inch high numbers
- Both ground (pole) and building sign lights are to be turned off at closing.
- No additional signage is permitted
- The Applicant can use either incandescent or LED illumination provided it meets the current bylaw

Motion carried 4 in favor, 0 opposed, 0 abstained.

6:40 p.m. Motion by Jim Trompke and seconded by Robert Sheehan, Jr. to close public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

Old Business and Information

None

Any Other Business

Agenda Items for January 13, 2020 Meeting –meeting starts at 5 p.m.

- Administrative
- Anything else that comes up

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, January 13, 2020 at 5 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 6:42 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the December 9, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary