



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

Others: Kenneth Comia, PVPC  
Jeremy Carriere, Zoning Board of Appeals, Chair  
Ronald Harrop, Zoning Board of Appeals  
Heather Labonte

Absent: Rob Chauvin, Treasurer

Meeting: Monday, March 9, 2020

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

### Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 5:03 p.m.

### Administrative Items

#### Approve Bills

None

#### Approve Minutes

##### *Approval of January 27, 2020 Minutes*

Glen Sexton asked if there were any changes to the January 27, 2020 minutes. Lillian Camus noted the date of the meeting on page 1 of the minutes should be January 27, 2020 instead of January 13, 2020.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the January 27, 2020 minutes. As amended. Motion carried 4 in favor, 0 opposed, 0 abstained

*Approval of February 10, 2020 Minutes*

Approval of the February 10, 2020 minutes were postponed as a quorum was not in attendance at that time to approve the minutes. Lillian Camus and Jim Trompke abstained as they were not at the February 10, 2020 meeting.

ANR – Carver

Robert Sheehan, Jr. recused himself and left the room.

The Board voted on the ANR signed at the January 27, 2020 meeting for Thaddeus Sawicki to subdivide a parcel of land into two lots on the Southerly side of Carver Street.

Motion made by Jim Trompke and seconded by Lillian Camus to approve the ANR submitted on January 27 for Thaddeus Sawicki. Motion carried 3 in favor 0 opposed and 1 abstained (Robert Sheehan, Jr.)

ANR – Porter

Robert Sheehan, Jr. recused himself and left the room.

The Board voted on approval of an ANR signed at the January 27, 2020 meeting for William Porter to create an Estate Lot at 121 West State Street.

Motion made by Jim Trompke and seconded by Lillian Camus to approve the ANR submitted on January 27 for William Porter. Motion carried 3 in favor 0 opposed and 1 abstained (Robert Sheehan, Jr.)

Billing

*Borrego Solar*

Lillian Camus reviewed a draft invoice for Borrego Solar. Mrs. Camus explained the unknown amount on the invoice was how much interest had accrued on the \$10,000 being held in escrow.

After discussion, Lillian Camus will ask Steve Nally for an accounting of the \$10,000 held in escrow to determine what invoices, if any, had already been paid out of the \$10,000. Mrs. Camus will update the Board at the next regular meeting.

*Raymond Boisjolie*

Lillian Camus reviewed a draft invoice for Raymond Boisjolie. After discussion,

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to send an invoice to Mr. Raymond Boisjolie of 185 Kendall Street for the site plan approval for an oversized barn, plus all the subsequent fees incurred by the Town of Granby in the amount of \$1,137.53. Motion carried 4 in favor 0 opposed and 0 abstained.

*Granby Solar LLC (Dickinson Farms) Modification*

Lillian Camus will research what was billed for square footage on the original approved plans.

### *CPV Red Rock Solar*

After discussion on how to what the square footage of the structures are, Lillian Camus will send the plans submitted by the applicant to Robert Sheehan, Jr. who will determine the square footage.

### *Granby DG Series, LLC - Building*

After discussion, Lillian Camus will draft an invoice to be reviewed at the March 23, 2020 meeting.

### *Granby DG Series, LLC - Signs*

After discussion, Lillian Camus will draft an invoice to be reviewed at the March 23, 2020 meeting.

## **New Business**

### ANR – Fred Ruel Road

Mr. Daniel Massey reviewed plans to combine three lots into one. The plans were missing a Locus and a title block for five signatures. Mr. Massey will return to the March 23, 2020 meeting with the corrected plans.

### Heather Labonte

Heather Labonte reviewed preliminary plans for Harris Mountain Estate which would be a seasonal outdoor venue for weddings and events. Ms. Labonte is seeking the Planning Board's guidance on the project.

The Board discussed if the plans Ms. Labonte has for Harris Mountain Estate fit into the Zoning Bylaws Schedule of Use Regulations. After review, nothing could be found in the Schedule of Use Regulations allows for the use currently being considered by Ms. Labonte.

The Board asked Ms. Labonte to go back and review her plans to see if any changes would fit with the Schedule of Use Regulations.

Mr. Ken Comia noted a request could be made for an addition to the Schedule of Use Regulations. Ms. Labonte could send a formal request to the Planning Board asking them to address outdoor venues or events to the Bylaws. Mr. Comia will send the Board samples of how other towns address this issue.

6 p.m. Rob Chauvin arrived at the meeting.

6:13 p.m. Motion made by Robert Sheehan, Jr. and seconded by Jim Trompe to close the regular meeting and reconvene after we continue the Joint Public Hearing with the Zoning Board of Appeals. Motion carried 5 in favor, 0 opposed, 0 abstained

Joint Public Hearing with the Zoning Board of Appeals – William Clark  
Glen Sexton read the public hearing notice.

*Joint Hearing along with Board of Appeals to consider the petition of William Clark seeking a Special Permit under Section 6.2 and Site Plan Approval under Section 6.3 of the Granby Zoning By-Laws, and applicable of Section III-Regulations, 3.7.5 – Accessory Uses, regarding a private garage or stables exceeding Twelve Hundred (1200) feet in area to be located at 198 Batchelor Street, Granby, MA, known as Map 9-B-8.*

Robert Sheehan, Jr. recused himself and left the meeting.

Jeremy Carriere noted the Zoning Board of Appeals did not have a quorum of members to hold the meeting.

After some discussion among the Planning Board and Zoning Board of Appeals members in attendance,

Motion made by Jim Trompke and seconded by Rob Chauvin to continue the Joint Public Hearing to March 12, 2020 at 6:30 p.m. Motion carried 4 in favor, 0 opposed, 1 abstained (Robert Sheehan, Jr.).

6:27 p.m. Robert Sheehan, Jr. rejoined the meeting.

Discussion – Extension of Industrial #1 Park Zoning to the South Hadley line along New Ludlow Road  
See next item.

#### Potential Zoning Bylaw Changes

The Board discussed the following potential Zoning Bylaw changes to addressed at subsequent meetings

- Extending Industrial #1 Park zoning to the South Hadley line along New Ludlow Road
- East Street Westover Metropolitan District rezoning
- Increase size for oversized barns

#### Westover Joint Land Use Study

Ken Comia inquired if any Planning Board members received questions recently regarding the Westover Joint Land Use Study prepared by the Pioneer Valley Planning Commission (PVPC). Mr. Comia explained he had received inquiries from the Westover Metropolitan Development Corporation regarding any knowledge he may have of zoning changes in the noise abatement area on East Street in Granby. No one on the Board had received inquiries.

Mr. Comia will share the material from Westover Metropolitan Development Corporation with the Board.

### Master Plan

Glen Sexton to check with Chris Martin regarding Ken Comia's proposed scope sent to Mr. Martin.

### **Old Business and Information**

None.

### **Any Other Business**

#### Agenda Item for **March 12, 2020 Meeting –meeting starts at 6:30 p.m.**

- 6:30 p.m. Continuation of Joint Public Hearing with Zoning Board of Appeals for William Clark Oversized Barn

#### Agenda Items for **March 23, 2020 Meeting –meeting starts at 5 p.m.**

- Administrative
- Review Billing
- **5:15** p.m. Public hearing for Veterans Memorial Project
- Anything that comes up

### **Review of Action Items**

Lillian Camus reviewed open action items.

#### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Ask Steve Nally for an accounting of the \$10,000 held in escrow for Borrego Solar	Lillian Camus	March 23, 2020
Obtain final billing numbers for Borrego Solar	Lillian Camus	March 23, 2020
Send invoice to Cathy Leonard for Raymond Boisjolie	Lillian Camus	March 10, 2020
Research original billing for Granby Solar LLC for square footage.	Lillian Camus	March 23, 2020
Send Robert Sheehan, Jr. the plans submitted by Red Rock Solar to compute the square footage	Lillian Camus	March 23, 2020
Create draft invoices for Granby DG Series, LLC building and signs	Lillian Camus	March 23, 2020
Send the Board samples of how other towns address venue zoning	Ken Comia	March 23, 2020
Send the Board information on Westover Metropolitan Development Corporation	Ken Comia	March 23, 2020
Check with Chris Martin RE the Proposed scope of the DLTA grant Ken Comia sent	Glen Sexton	March 23, 2020
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

### *Closed Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Create a letter to Greg Briggs regarding Dollar General retention basins and fencing. Jim Trompke to sign.	Lillian Camus/ Jim Trompke	Completed
Send Planner/Conservation Agent Job Description Comments to Cathy Leonard/Chris Martin	Lillian Camus	Completed
Send name of Planning Board representative for Rt. 202 Study to Cathy Leonard/Chris Martin	Lillian Camus	Completed
Submit Planning Board 2019 Annual Report submission to Cathy Leonard	Lillian Camus	Completed
Create response to Selectboard's July 15, 2019 letter. Jim Trompke to sign.	Lillian Camus/ Jim Trompke	Completed
Contact GZA RE Sending in letter and credentials for Planning Board to consider for Approved Peer Reviewer List	Ken Comia	Completed

### **Next Meetings**

A Joint Planning Board and Zoning Board of Appeals meeting will be held Thursday, March 12, 2020 at 6:30 p.m. in the upper level of the Carnegie Building.

The next Planning Board meeting will be Monday, March 23, 2020 at 5 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 6:49 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 9, 2020 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

Documents Reviewed at this Meeting:

- Minutes from the February 10, 2020 Planning Board Meeting
- ANR Materials for Fred Ruel Road
- Proposed Billing