



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

Website: www.granby-ma.gov

Members Jim Trompke, Chair
Present: Robert Sheehan, Jr., Vice Chair
Jason Smigiel, Treasurer
Nita Abbott, PVPC Commissioner
Melissa St. Germain, Secretary

Others: Ken Comia, PVPC, Karen Dunn, Luke Dunn, Jenny Franz, Carlos E. Nieto

Meeting: Monday, June 13, 2022

Location: In person at 1 Library Lane, Old Carnegie Building, Granby, MA

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 5:00 p.m.

Administrative Items

Reorganization

Mr. Trompke welcomed Melissa St. Germain to the Board. Mr. Trompke reminded the Board Members of the positions that are to be voted on today. Ken Comia, PVPC Consultant, was directed to take minutes for the meeting to submit to the Board at subsequent meetings for approval.

Motion was made to nominate Jim Trompke as Chair was made by Robert Sheehan, Jr. and seconded by Nita Abbott. Motion carried 5 approved, 0 opposed, 0 abstained.

Motion was made to nominate Robert Sheehan, Jr. as Vice Chair was made by Jim Trompke, and seconded by Jason Smigiel. Motion carried 5 approved, 0 opposed, 0 abstained.

Motion was made to nominate Melissa St. Germain as Secretary/Clerk was made by Robert Sheehan, Jr., and seconded by Jason Smigiel. Motion carried 5 approved, 0 opposed, 0 abstained.

Motion was made to nominate Jason Smigiel as Treasurer was made by Robert Sheehan, Jr., and seconded by Nita Abbott. Motion carried 5 approved, 0 opposed, 0 abstained.

Motion was made to nominate Nita Abbott as PVPC Commissioner was made by Robert Sheehan, Jr., and seconded by Jason Smigiel. Motion carried 5 approved, 0 opposed, 0 abstained.

Approval of Minutes

Jim Trompke stated there are no minutes to approve present at this meeting, will be postponed.

Approve and Sign Site Plan Approval-22-03-Granby Veteran's Memorial

Veterans Park Site Plan Approval signed by the Board's three present, eligible members:

James Trompke, Robert Sheehan, Jr., Jason Smigiel

New Business

Informational – Better Together Dog Rescue (Jenny Franz)

Mr. Trompke asked Jenny Franz of Better Together Dog Rescue to describe a proposed non-profit shelter along Amherst Street, adjacent to the power lines. Ms. Franz explained the Better Together Dog Rescue non-profit shelter, both which would serve as a shelter and community service. She explained some of the requirements of licensure by the Commonwealth for shelter dogs from out-of-state. The proposed building/use would include twenty kennels, a community room where those who wish to adopt dogs could meet them, offices, ADA restroom and other rooms to support the operation. There would be volunteers and paid employees who staff the facility during business hours. The approximately 2.6-acre property has been flagged for wetlands and has already received its perc test.

Mr. Comia suggested that kennel type uses as established in the Zoning Bylaw and can be approved by Special Permit and Site Plan Approval in the Single Family – Residential Units Zoning District. The Chair recommended the applicant submit an application and materials for Special Permit and Site Plan Approval. Mr. Comia pointed to Table 2 – Dimensional Regulations for non-residential development in the Single Family – Residential Units Zoning District.

Mr. Sheehan reminded the prospective applicant that this will undergo an approval and comment period for a review before the public hearing. Mr. Trompke added that the Board will review and take note of parking, stormwater management, and other site-related issues.

Mr. Nieto talked through two different plans with different areas of siting.

Mr. Trompke thanked the prospective applicants for their proposal and suggested submitting an application for Special Permit and Site Plan Approval.

Request by PVPC – Granby MVP Action Grant

Mr. Comia requested that he be put on a future agenda to discuss the resulting products of the MVP Action Grant that includes a regulatory review regarding low impact development and an update to the Master Plan. He stated that the Board can take those items and put them in a work plan after the presentation.

Housekeeping

Mr. Trompke reminded Board members to inform him and Cathy Leonard, Assistant Town Administrator, if they are planning to be absent.

Mr. Comia reminded Board members of some his tasks related to consulting to the Board, like staff reports and recommendations. Ms. St. Germain suggested that those determinations should occur outside of the meeting, lending the conversation to one about efficiencies in permitting. Mr. Comia suggested he would like to work with the Board creating more efficiencies in the process, like establishing a set of rules and regulations for the Planning Board.

Action Items

The final invoice for 134 South Street will be prepared. Discussion continued regarding the final as-built plans and the required fees that are due to complete permitting. Mr. Comia was directed to complete this work.

Next Meeting

The next regular Planning Board meeting will be Monday, June 27, 2022 at 5 p.m.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Jason Smigiel to adjourn at 6:01 p.m. Motion carried 5 approved, 0 opposed, 0 abstained.

I, Kenneth Comia, certify that these minutes are true and accurate minutes of the June 13, 2022 Planning Board meeting.

Respectfully submitted,

Kenneth Comia, AICP
Pioneer Valley Planning Commission