



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
Melissa St. Germain, Secretary

Members Nita Abbott, PVPC Commissioner
Absent:

Others: Ken Comia, PVPC; Joimary Acevedo; Miguel A. Carrasco; Bob Hislop; Cheryl Hislop

Meeting: Monday, June 27, 2022

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

Minutes

CALL TO ORDER: Vice Chair Robert Sheehan, Jr., called the meeting to order at 5:00 p.m.

Administrative Items

Approval of Minutes

Motion to approve the meeting minutes from May 24, 2022, made by Robert Sheehan, Jr., and seconded by Jim Trompke. Motion carried 3 approved, 0 opposed, 1 abstained (St. Germain)

Approve PVPC Invoice

Motion to approve the PVPC Invoice #2, dated June 14, 2022, made by Jim Trompke., and seconded by Jason Smigiel. Motion carried 3 approved, 0 opposed, 1 abstained (St. Germain)

New Business

Presentation by Pioneer Valley Planning Commission – MVP Action Grant Products: Low Impact Development Regulatory Review and Master Plan Chapter

Mr. Comia presented a summary report prepared by PVPC as part of the final deliverables of Granby's MVP Action Grant from the Massachusetts Executive Office of Energy and Environmental Affairs. This grant project stems from the 2018 Community Resilience Building Workshop Summary of Findings which had a regulatory review and master plan chapter as future products for the town to consider.

The report's intent was to present the Town a regulatory review of low impact development and how it is addressed in the town's planning documents. Additionally, a master plan chapter overview was presented to the Board. There were recommendations of strategies that the town could take to further climate resilience policies as stated in the plan chapter.

The Board will take these issues and concepts up at a future date, including the adoption of the Climate Resilience Master Plan Chapter.

Mr. Trompke left during the meeting. A quorum of three members were still present.

Informal Discussion – Kitchen use for business-outside of home

This item was postponed.

Informal Discussion – 216 West State Street

Mr. Sheehan welcomed Joimary Acevedo, Miguel Carrasco, and Bob and Cheryl Hislop to discuss their plans for 216 West Street. The proposed use of the building will be for a travel agency and party supply business. The Board members and current property owners talked about the current use, which is retail over the years. Mr. Comia notated that the parcel in question is the Single Family – Residential Units Zoning District, and within the Village Center Overlay. An application would need to ensure that the use is allowed within the zoning district.

Ms. St. Germain asked about the proposed uses travel agency and party supply store. Ms. Acevedo informed the Board that there would be both an online and in-person option for the customer. Party supplies would be stored in Springfield, but the pick-up location of reserved items would be at this property. Mr. Comia said more information need to be presented, especially if a special permit was issued for this particular property, and for a retail use. From there the Zoning Enforcement Officer could make a determination on whether or not further permitting would be necessary.

Mr. Sheehan reminded the public that all the zoning information is located in the Zoning Bylaw.

Action Items

Mr. Comia notified the Board that the final invoice for 134 South Street is still being prepared. Discussion continued regarding the final as-built plans and the required fees that are due to complete permitting. The applicant is providing the Board with an electronic copy of the as-builts.

Next Meeting

The next regular Planning Board meeting will be Monday, July 11, 2022 at 5 p.m.

Adjournment

Motion was made by Jason Smigiel and seconded by Melissa St. Germain to adjourn at 6:12 p.m. Motion carried 3 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