



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
Robert Sheehan, Jr., Treasurer
Lillian Camus, Secretary, PVPC Rep
Rob Chauvin, Member

Others: James White
Benjamin Ocasio
Jim Wiesel
Lee Wiesel

Absent:

Meeting: Monday, October 22, 2018

Location: 259 East State St., Granby Public Safety Complex Meeting Room, Granby, MA

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 5:36 p.m.

Administrative Items

Approve Bills

Jim Trompke reviewed Invoice #45330-7 in the amount of \$163.50 from Dinn Brothers for desk name plates for the Planning Board.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin approve payment of Invoice #45330-7 in the amount of \$163.50. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of September 24, 2018 Minutes

Jim Trompke asked if there were any changes to the September 23, 2018 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to approve the September 23, 2018 minutes. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approval of October 15, 2018 Minutes

Jim Trompke asked if there were any changes to the October 15, 2018 minutes. Robert Sheehan, Jr. noted the reference in the second paragraph under New Business to the Annual Town Meeting should say Annual Town Election.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the October 15, 2018 minutes as amended. Motion carried 4 in favor, 0 opposed, 0 abstained.

Friends of Granby Veterans

Jim Trompke read a letter from Jason Richard who is representing the Friends of Granby Veterans. Mr. Richard requested an extension to August 31, 2019 to the permit for the sign announcing the future sight of the Granby Veterans Memorial. The sign is located at the corner of State Street and North Street.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the extension of the sign permit to August 31, 2019 for Friends of Granby Veterans. Motion carried 4 in favor, 0 opposed, 0 abstained.

New Business

5:50 p.m. - 59 Ferry Hill Update

Jim Trompke reviewed a letter from the Building Inspector dated June 15, 2018, revised July 9, 2018 detailing his observations from a site visit to 59 Ferry Hill Road with regard to potential site plan approval violations.

After discussion, the Planning Board agreed the next step would be a joint public hearing between the Planning Board and the Zoning Board of Appeals.

The Board will ask Cathy Leonard to set up the public hearing.

6 p.m. - ANR – Aldrich Street

Mr. James White reviewed plans where 1.1 acres of land is being sold by James S. and Erica E. White to Benjamin Ocasio. The property is located on the south side of Aldrich Street, northly of house #60 and is registered in the Hampshire County Registry of Deeds as Book 12227, Page 162.

After some discussion the Board approved the ANR as presented.

The following checks were received for this transaction:

- Check #245 received from James S. White drawn on the Peoples Bank in the amount of \$125.00
- Check #141 received from Benjamin Occasion drawn on the bankESB in the amount of \$125.00

The applicant was one copy short of the paper copies needed of the plan. He will drop a copy off with Cathy Leonard for the Planning Board members to sign.

Glen Sexton joined the meeting at 6:10 p.m.

6:17 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the regular Board meeting until after the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

6:17 p.m. – *Continued Public Hearing To consider the application of Borrego Solar Systems, Inc., 55 Technology Drive, Suite 102, Lowell, MA 01851 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 applicants propose to install a 6.2 MW (DC) Ground Mounted Solar Photovoltaic Facility on an approximately 30-acre portion of parcel of land located at 0 Kendall Street (Assessor's Parcel ID: 8-B-5) owned by Breezy Acres LLC. of 25 Pleasant Street, Granby MA which is located within the Residential Single Family (RS) Zoning District.

Glen Sexton read a letter dated October 16, 2018 from C. Dean Smith, P.E. of Borrego Solar requesting a continuance of the public hearing to November 26, 2018. The continuance “will allow time for us to revise plans and calculations in response to Technical Review Meeting and Peer Review comments prior to the Public Hearing.”

The Board discussed Mr. Smith's request and decided to continue the public hearing to November 7, 2018 at 6 p.m.

Motion was made by Jim Trompke. and seconded by Robert Sheehan, Jr. to continue the public hearing to November 7, 2018 at 6 p.m. at the Carnegie Library. Motion carried 4 in favor, 0 opposed, 1 abstained (Rob Chauvin).

6:30 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to reconvene the Planning Board's regular meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

Bylaw Changes

Lillian Camus reported the Town Attorney is still reviewing the bylaw changes.

Glen Sexton will follow up with Chris Martin regarding the Town Attorney reviewing the bylaws.

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
- Continued Public Hearing for the Kendall Street Solar Project
- Anything that comes up before the next meeting

Review of Action Items

The Board reviewed the action items.

Open/New Action Items

Item	Responsible Party	Due Date
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
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

Closed Action Items

Item	Responsible Party	Due Date
Send Susan Westa an e-mail with the Board's decision regarding the Peer Reviewer for the 0 Kendall Street Solar Project.	Lillian Camus	Completed
Purchase name plates and gavel for Planning Board meetings. Gavel received. Glen to pick up name plates from Staples. Waiting until we get new Board member. Also add one for PVPC Consultant.	Glen Sexton	Completed

Next Meeting

The next Planning Board meeting is Wednesday, November 7 at 5:30 p.m. in the upper level of the Carnegie Building.

The next regular Planning Board meeting will be Tuesday, November 13, 2018 at 5:30 p.m. in the lower level of the Carnegie Building.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to adjourn at 6:37 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the October 22, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary