



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

Others: Bill Scanlan, PVPC

Absent:

Meeting: Thursday, February 14, 2019

Location: One Library Lane, Upper Level, Granby, MA

## Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 3:03 p.m.

### Administrative Items

#### Bylaw Review

Planning Board discussed/reviewed the following:

- The January 7, 2019 letter from the Selectboard regarding a Large-Scale Ground-Mounted Solar Energy Systems Moratorium. The discussion will continue with the Selectboard at their January 19, 2019 meeting.
- An updated timeline for bylaw changes
- A list of proposed bylaw changes
  - Bill Scanlan will confirm Subdivision Rules & Regulation changes only need a public hearing not a Special Town Meeting.
- Section II – Zoning Districts, Section 2.0 Types of Districts
  - Change title of I-2 – Industrial District (limited landfill/solid waste management and recycling use) to Limited Industrial
  - Overlay Districts – Water Supply Protection – See Section 4.1 should all be on one line

- Section III – Use Regulations
  - Section 3.0 Schedule of Use Regulations
    - Chart of table notations – Change SP-SPA/ZBA to SP-ZBA/SPA-PB and change the explanation to: Use allowed by Special Permit from Zoning Board of Appeals and Site Plan Approval from Planning Board.
    - Change SP/SB to SP/S and correct Select Board in the explanation to Selectboard.
  - Section 3.1 Prohibited Uses
    - Section a – change Section number from 3.028 to 3.2.8.
    - Section b – remove word “dump”.
  - Table 1 Schedule of Use Regulations
    - 3.2 Agricultural – Bylaws 3.2.0, 3.2.1, 3.2.2, 3.2.3 and 3.2.4
      - VC zone - Change to “Y”
      - VC zone - In Standards and Conditions column add “Not less than five (5) acres
    - 3.4 Institutional – Bylaw 3.4.19
      - I-2 zone – change “N” to SP-SPA/PB
    - 3.5 Retail and Services – Bylaw 3.5.20
      - I-2 zone – change “N” to SP-SPA/PB
    - 3.6 Wholesale, Industrial, Transportation
      - Bylaw 3.6.4
        - I zone – Change SP-SPA/PB to “N”
        - Delete wording under Standards and Conditions
      - Bylaw 3.6.5
        - VC zone – Change SP-S to “N”
      - Bylaw 3.6.7
        - In Standards and Conditions column replace current wording with “For uses consistent with definition of Renewable or Alternative energy”
    - 3.7 Accessory Uses
      - Bylaw 3.7.0
        - VC zone – highlight SP-SPA/PB as it is a change
      - Bylaw 3.7.1
        - VC zone – highlight SP-SPA/PB as it is a change
      - Bylaw 3.7.2
        - RS zone
          - Change SP-PB to SP-SPA/PB
        - VC zone
          - Change SP-PB to SP-SPA/PB
      - Bylaw 3.7.6 – Change “N” to SPA/PB
      - Bylaw 3.7.7 – Change “N” to SPA/PB

## **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

## **Review of Action Items**

The Board postponed review of the action items.

### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Submit the Planning Board's 2018 Annual Town Report to Cathy Leonard	Lillian Camus	January 29, 2019
Ask Cathy Leonard to copy Bill Scanlan on anything sent to the Planning Board	Lillian Camus	January 29, 2019
Ask Chris Martin to contact Town Counsel for his opinion as to whether or not the Planning Board can accept applications during the temporary moratorium and before the Special Town Meeting vote	Glen Sexton	January 28, 2019
Ask Cathy Leonard to send Town Counsel's response to the Planning Board and Briony Angus at Tighe & Bond	Glen Sexton	January 28, 2019
Draft Planning Board submission for Annual Town Report	Lillian Camus	January 28, 2019
Work with Cathy Leonard to post a public hearing notice for Granby Solar LLC	Lillian Camus	January 14, 2019
Speak with Chris Martin to get permission for the Town Attorney to talk with Granby Solar LLC's attorney	Lillian Camus	January 14, 2019
Speak with Chris Martin to get permission for Bill Scanlan to speak with the Town Attorney regarding options for the Planning Board and Granby Solar LLC in light of the Solar Moratorium	Lillian Camus	January 14, 2019
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

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
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

### **Next Meeting**

Meeting with Selectboard on Tuesday, February 19, 2019 at 3 p.m. in the COA Building.

The next regular Planning Board meeting will be Monday, February 25, 2019 at 5:30 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 5:30 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the February 14, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Secretary