



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

Others: Mark Annis, Heritage Surveys, Inc.
Jeremiah Maloni
Gayle Demary
Kaylee Quenneville

Absent:

Meeting: Monday, September 9, 2019

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5:31 p.m.

Administrative Items

Approve Bills

None

Approve Minutes

Approval of August 26, 2019 Minutes

Glen Sexton asked if there were any changes to the August 26, 2019 minutes. Hearing none

Motion was made by Jim Trompke and seconded by Rob Chauvin to approve the August 26, 2019 minutes. Motion carried 4 in favor, 0 opposed, 0 abstained

Correspondence

Granby DG Series, LLC – Zoning Letter

The Board reviewed a proposed letter from Courtney Krupinsky, Paralegal for Fellman Kapilian Law, P.C. on behalf of Granby DG Series, LLC. Ms. Krupinsky submitted a form Zoning letter requesting the Planning Board submit the Zoning letter on Planning Board letterhead. The letter is required by their lender for the property.

Jim Trompke noted the Board had already given Site Plan Approval for the project. Additionally, the last sentence of the letter stating, “To the best knowledge of the undersigned, there are no open zoning or building code violations affecting the above referenced property” is outside of the Planning Board’s purview. In particular, building code violations are outside the Planning Board’s purview.

Lillian Camus will create a response for Glen Sexton’s signature, send it to Cathy Leonard to print and send once Glen signs the letter.

Christina Boucher

The Board reviewed an e-mail from Christina Boucher explaining she and her husband are in the process of purchasing a 16-acre parcel on Pleasant Street. Ms. Boucher’s question for the Planning Board was if the property qualifies under an estate as it only has 40 ft. of frontage.

Jim Trompke noted the Board would need to see a plot plan before we can make a decision about the frontage.

Lillian Camus will send a response to Christina Boucher explaining the need for a detailed plot plan before a decision can be made by the Planning Board.

Sharon Lehman - Special Permit

The Board reviewed a Special Permit request for a home office on the first floor of a home at 6 South Street. Glen Sexton read details from the paperwork, including the notation “there will only be 1-2 cars in the driveway at one time.”

After consulting the Table of Use Regulations, it was determined there is no need for Planning Board approval as the business will be located in a residential area and is allowed.

Kaylee Quenneville – Dog Daycare

Glen Sexton read an e-mail from Kaylee Quenneville explaining her hope to get approval to have a dog daycare on sight at land she is buying on Amherst Street. Ms. Quenneville was in attendance at the meeting.

The Board explained a Dog Daycare is allowed at that location with Site Plan Approval and a Special Permit. Ms. Quenneville will need to complete the forms needed for Site Plan Approval and a Special Permit and submit them for the Planning Board’s review and decision.

Lillian Camus explained all the forms and what documentation is needed is spelled out on the Town’s website under the Planning Board section.

New Business

5:35 p.m. – ANR Heritage Survey – East State Street

The Board reviewed an ANR application for Anthony and Cynthia Maloni to purchase 5 acres from International EC, LLC (MacDuffie School) and add it to the land they already own at 455 East State Street (Cindy's Drive-In). The property is located on the northerly side of East State Street, Route 202, shown as #455 and #459 East State Street on the accompanying plan dated September 5, 2019.

Motion was made by Jim Trompke and seconded by Rob Chauvin to approve the ANR for properties located on northerly 455 and 459 East State Street. Motion carried 5 in favor, 0 opposed, 0 abstained

Check #1574 received from Jeremiah Maloni drawn on the bank ESB in the amount of \$250.00.

Granby Preservation Society

Gayle Demary, representing the Granby Preservation Society (GPS), inquired as to what they would need to do as far as the Planning Board is concerned, to retain their Business Assembly designation and to be able to lease parts of the first floor to individual businesses for offices.

Jim Trompke explained Kellogg Hall is considered preexisting nonconforming. It will remain that way until the GPS changes the use of the building.

Jim Trompke noted if they opened the building for groups to use for meetings or events there may be safety concerns which the GPS will need to know about, and if they have parking for the maximum number of folks who would be attending the meetings or events.

The GPS would need to first obtain a Special Permit and Site Plan Approval prior to leasing out any of the building.

Old Business and Information

Attorney General Response to May Proposed Zoning Bylaw Changes

Glen Sexton received a response from the Town Attorney regarding the Planning Board's request as to the next steps after the Attorney General's disapproval of the prohibiting of public or non-profit educational institutions, churches, parish houses and other places of worship in the I-2 District. Town Attorney has a call into the Attorney General's office for clarification.

Glen Sexton will forward the Town Attorney's response e-mail to the Board.

The Board reviewed a letter from the Attorney General dated August 14, 2019 responding to zoning bylaw changes voted on at the May 13, 2019 Town meeting.

Specifically,

“The AG's Office disapproved and delete the prohibition of public or non-profit educational institutions, and churches, parish houses, and other places of worship in the I-2 District because such prohibition is inconsistent with the protections given to such uses by G.L.c.40A's (Disapproval #1 and #2 of 2)”

Continue Solar Bylaw Review – Select board Letter Dated August 7, 2019

The Board discussed a potential date for a continuation of the Solar Bylaw Public Hearing if a continuation is needed. The Board agreed on Monday, September 30, 2019.

The Board agreed to meet at 5 p.m. on September 23 in a regular meeting to cover any items that would need attention.

Solar Bylaw Revision Schedule

Schedule for review of the current Solar bylaws in order to meet the deadline of January 31, 2020.

- 10/28 – Proposed Bylaw Changes to Attorney General giving 95 days for review which would be 1/31/20
- 10/15 – Special Town Meeting – then giving 14 days to incorporate any changes from STM to get final Bylaw changes to AG
- 9/23 - Date of Public Hearing –giving 3 weeks to incorporate any suggestions from public hearing and get final docs to Cathy for STM
- 9/02 – Second Public Hearing Notice Sent
- 8/19 – First Public Hearing Notice Sent
- 8/05 – Bylaw Package Sent to Selectboard

Permitting Guide

Lillian Camus explained the Word document and the PDF document Ken Comia sent to her as the final versions of the Permitting Guide did not match. They had different dates and the flow charts in the PDF were not visible.

Lillian Camus suggested she work with Ken to get the documents finalized and then posted to the Town's website. The Board agreed.

Any Other Business

Agenda Items for **September 23** Meeting – **regular meeting starts at 5p.m.**

- Administrative

Agenda Items for **September 23** Public Hearing – **meeting starts at 5:30 p.m.**

- Public Hearing

Review of Action Items

The Board reviewed the open action items.

Open/New Action Items

Item	Responsible Party	Due Date
Create a response to Granby DG Series, LLC zoning letter for Glen's signature	Lillian Camus	September 12, 2019
Create and send an e-mail to Christina Boucher noting what documents are needed before the Planning Board can make a decision	Lillian Camus	September 12, 2019
Contact GZA RE Sending in letter and credentials for Planning Board to consider for Approved Peer Reviewer List	Ken Comia	September 23, 2019
Work with Ken Comia to finalize Permitting Guide and post on Town website	Lillian Camus	September 23, 2019
Have 10 copies of the Permitting Guide printed in color.	Lillian Camus	Ongoing
Obtain pricing for hiring a temp for the Recording Secretary position	Lillian Camus	Ongoing
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
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

Completed Action Items

Item	Responsible Party	Due Date
Create memo to Steve Nally RE Granby DG Series, LLC escrow account	Lillian Camus	Completed

Next Meeting

The next Planning Board meeting will be Monday, September 23, 2019 at 5 p.m. followed by the Public Hearing at 5:30 pm. at the COA Building.

Adjournment

Motion was made by Rob Chauvin and seconded by Robert Sheehan, Jr. to adjourn at 6:23 p.m.
Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the September 9, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary