



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

Others: Sharon Lehmann
Audrey Walker

Absent:

Meeting: Tuesday, October 15, 2019

Location: 1 Library Lane, Old Carnegie Building, Granby, MA

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5:30 p.m.

Administrative Items

Approve Bills

None

Approve Minutes

Approval of October 3, 2019 Minutes

Glen Sexton asked if there were any changes to the October 3, 2019 minutes. Lillian Camus noted the motion to approve the September 23 minutes has two errors in it. The date should be September 23 and not September 9 and delete "as amended" as nothing was amended in the minutes.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the October 3, 2019 minutes as amended. Motion carried 5 in favor, 0 opposed, 0 abstained

Correspondence

None

5:33 p.m. A motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to close the regular Planning Board meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

6 p.m. A motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to open the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

New Business

6 p.m. Public Hearing – Medical Office - 6 South Street

Glen Sexton read the following public hearing notice.

The Granby Planning Board will hold a Public hearing on Tuesday October 15 at 6:00 P.M. at 1 Library Lane, Old Carnegie Library, top floor, to consider the petition of Sharon Lehmann, applicant and Audrey Walker, owner seeking a Special Permit under Section 6.2 and Site Plan Approval under Section 6.3 of the Granby Zoning By-Laws, and applicable of Section III-Regulations, 3.5.16. – Retail and Services, regarding a Medical office to be located at 6 South Street, Granby, MA, known as Map 4-B-2

In addition to the above hearing, the Board of Appeals and Planning Board intend to conduct public meetings following said hearings as time permits. This notice is given pursuant to Chapter 40A and Chapter 39, Section 23B of the Massachusetts General Laws.

Sharon Lehmann described her request, noting this was not a medical office. She is a nurse practitioner. No medical equipment will be at the location nor does she give out medications. It's a circular parking lot. The most cars in the parking lot at one time is two, rarely three. The hours of her practice will be Tuesday, Wednesday and Thursday from 10 a.m. to 5:30 p.m.

Questions from the Public:

- Maria Cruse, 116 Maximilian Drive – I'm concerned that this is a zoning change.
- Andre Rousseau, 38 South Street – Is the property be change to commercial zoning. - Jim Trompke– The use is by right, it's allowed. Because of the conflict between the chart and a narrative we are meeting tonight. Certain businesses are allowed in a residential zone, providing they meet certain criteria. This location is staying zoned residential.
- Jay Ayers, 98 Ferry Hill Road – If the Special Permit is granted does it only apply to these applicants and not to the property? Glen Sexton - Yes.
- Susan Lesniak, 91 Ferry Hill Road - Are you planning any kind of retail business at all to sell items such as CBD? Sharon Lehmann – no.
- Susan Lesniak, 91 Ferry Hill Road - You mentioned the clientele you are treating suffer from anxiety, among other things. We want to make sure the clients aren't not dangerous. Sharon Lehmann – I did some screening of my patients, some of my patients are bipolar and could be unpredictable. I set them up with another practitioner. I was very conscientious of the fact I was bring people that I would feel comfortable with in my house.

- Susan Lesniak, 91 Ferry Hill Road - When are you planning to open? Sharon Lehmann – As soon as I get permission. Susan Lesniak - Could you let us neighbors know when you are opening? Sharon Lehmann – Yes.
- Cindy Squire, 55 Barton Street – My only concern was if there was a zoning change.

Questions from the Board:

- Glen Sexton inquired about the layout of the office area. Sharon Lehmann responded the reception room is where Cindy Cloutier, her office manager, sits. There is an open area that was formerly a kitchen and dining room. It is now open space between the reception area and Sharon's office.

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the public hearing to public comment. Motion carried 5 in favor, 0 opposed, 0 abstained

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve the Special Permit and Site Plan Approval for 6 South Street, Granby. Motion carried 5 in favor, 0 opposed, 0 abstained.

6:22 p.m. - Motion made by Jim Trompke, and seconded by Robert Sheehan, Jr., to close the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

Old Business and Information

Continue Review of Proposed Solar Bylaw

The Board discussed who would present the Planning Board's articles at the Special Town Meeting on Monday, October 28, 2019. Glen Sexton will present the articles.

Solar Bylaw Revised Schedule

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

- 10/31 – Proposed Bylaw Changes to Attorney General giving 92 days for review which would be 1/31/20
- 10/28 – Special Town Meeting – then giving 3 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

Any Other Business

Agenda Items for November 4 Meeting –meeting starts at 5 p.m.

- Administrative
- Dollar General Sign (at 5 p.m.)
- Veterans Memorial Wall (at 5:45 p.m.)

Review of Action Items

The Board postponed review of the open action items.

Open/New Action Items

Item	Responsible Party	Due Date
Finalize Solar Bylaw changes documents and send to Cathy Leonard	Ken Comia	October 4, 2019
Update Granby's Zoning Bylaws with the May 2019 changes approved by the Attorney General	Ken Comia	November 4, 2019
Follow up with Town Counsel RE Access to solar projects	Glen Sexton	September 30, 2019
Research prime farmland definition	Ken Comia	September 30, 2019
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

Next Meeting

The next Planning Board meeting will be Monday, November 4, 2019 at 5 p.m. in the upper level of the Carnegie Building.

I, Lillian Camus, certify that these minutes are true and accurate minutes of the October 15, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary