



TOWN OF GRANBY

PLANNING BOARD
Senior Center, 2nd Floor
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LEGAL NOTICE TOWN OF GRANBY PUBLIC HEARING

The Planning Board of the Town of Granby, pursuant to Massachusetts General Law, Chapter 40A, Section 5 and Chapter 41, Section 81Q and the Bylaws of the Town of Granby, will hold a Public Hearing on April 22, 2019 at 6:00 p.m. at 10-B West State Street to present and discuss proposed amendments to the Bylaws of the Town of Granby Volume III Chapter XXI - Zoning Bylaws and the Town of Granby Subdivision Regulations and Fee Schedule. The subject matters of the proposed amendments are as follows:

Zoning Bylaws

1. Amend Section II – Zoning Districts, Section 2.0 Types of Districts, Zone I-2 by striking “Industrial District – (Limited Landfill/Solid Waste Management and Recycling Use)” and inserting “Limited Industrial District”.
2. Striking Section III – Use Regulations, Section 3.0 – Schedule of Use Regulations, Section 3.1 – Prohibited Uses and Table 1 – Schedule of Use Regulations and inserting new sections 3.0, 3.1 and Table 1.
3. Amend Bylaw 5.4 - Single Family Dwelling on Estate Lot(s) by striking the current language in subsection 5.41 and inserting “No more than two (2) estate lots may be adjacent to each other at the street line without Site Plan Approval. Additional estate lots up to a total of five (5) consecutive estate lots require Site Plan Approval
4. Adding Section 5.13 Business Estate Lots. The section reads
 - 5.13.0 Business Estate Lots shall be permitted in the GB, Mixed Use and Industrial Districts. They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 – Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.
 - 5.13.1 Two (2) Estate Lots may be adjacent to each other at the street line without Site Plan Approval. Additional Estate Lots up to a total of five (5) consecutive Estate Lots require Site Plan Approval.
 - 5.13.2 The area of each Estate Lot, excluding the access strip, shall be a minimum of 80,000 square feet.
 - 5.13.3 Any estate lot created must be held in common and contiguous ownership with the front access strip.

- 5.13.4 The Estate Lot(s) shall have a minimum street frontage of not less than forty (40) feet and an access width of not less than forty (40) feet from the front lot line to the principal structure.
 - 5.13.5 The front width of the lot where the principal building is to be constructed shall be one hundred fifty (150) feet minimum and parallel to the street line. The forty (40) feet building set back line is to be measured from the point of the lot where the one hundred fifty (150) feet minimum has been satisfied.
 - 5.13.6 The access strip shall begin at the street line and end where the one hundred fifty (150) feet minimum width has been satisfied. Acceptable examples are shown as Illustrations Type 1-4 in Appendix A.
5. Amend Section III – Use Regulations, Table 1 by inserting a new bylaw number 3.5.23 Business Estate Lots.
 6. Amend Bylaw 6.2 – Special Permits, Section 6.21 – Special Permit Granting Authorities to define the Special Permit Granting Authority to be in accordance with Table 1 Schedule of Use Regulations.
 7. Adding Section 5.99.13: Large-Scale Ground-Mounted Solar Energy Systems Moratorium to be in effect through September 30, 2019 or until such time as the Town adopts Zoning or General Bylaw amendments that regulate large-scale ground-mounted solar energy systems, whichever occurs earlier.

Subdivision Regulations

1. Add a Fee Schedule under Special Permit w/Site Plan Approval and Other Reviews by separating out Small, Medium and Large Projects along with the fee for each one and adding Consultant fees.
2. Amend Subdivision Regulations Subdivision Regulations Section 7.00 Design Standards Section 7.02 – Roadway Design, Paragraph 8 – Sidewalks by adding a new subparagraph a to Construct sidewalks to be in compliance with American with Disabilities Act (ADA) and changing the letters of the remaining subparagraphs to b, c and d.

Anyone wishing information and/or to be heard on this matter should appear at the time and place designated.

The complete text relative to the proposed amendments is available for inspection during regular business hours in the Senior Center 2nd Floor, 10-B West State Street, Granby, MA and on the Town of Granby website (www.granby-ma.gov)

Glen Sexton
Chairman

Posting: Town Reminder-April 5 & 12, 2019