



# TOWN OF GRANBY

PLANNING BOARD  
Senior Center, 2<sup>nd</sup> Floor  
10-B West State Street  
Granby, MA 01033

413-467-7177 Fax 413-467-2080  
Website: [www.granby-ma.gov](http://www.granby-ma.gov)

## GRANBY PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with MGL Ch. 40A, Sec. 11, the Granby Planning Board will hold a public hearing on **January 10, 2022, at 5:15 PM**, at 1 Library Lane, Old Carnegie Library, Top Floor, Granby, MA. The nature of the hearing is to consider the petition of Poltrans, Inc. (Applicant) / Ronald L. Harrop, William D. Harrop, Jr., & David P. Harrop (Owner), seeking Site Plan Approval under Section 6.3 of the Granby Zoning Bylaws regarding a proposed truck parking and dumpster area for the purpose of overnight parking for 10 trucks and the storage of empty dumpsters, approximately 13,083 square feet of gravel, at 4, 6 & portion of 8 West State Street, and known as Assessors' Map 4, Parcels 3, 2-2, 6-1 in the town of Granby, MA. The zoning district is Industrial

The complete applications and plans are available for public inspection during regular business hours (9:00AM – 3:00 PM, Monday-Thursday, and 9:00AM – 12:00 PM Fridays) at the Selectmen's Office located in the Granby Senior Center Building, 2<sup>nd</sup> Floor, 10-B West State Street, Granby, MA 01033. Additionally, copies of the plan and application may be inspected on the Planning Board's web page at <https://www.granby-ma.gov/planning-board/pages/public-hearing-notices>

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

Published Town Reminder-December 24 & 31, 2021

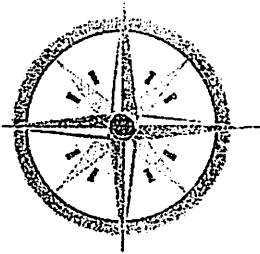
cc: Petitioner

Board of Appeals members  
Planning Board  
Conservation Commission  
Building Inspector  
Selectboard  
Police Department

Board of Assessors  
**Abutters**  
Fire Department  
Board of Health  
Town Clerk  
Highway Department

# HERITAGE

Land Surveying & Engineering, Inc.



241 College Highway & Clark Street  
Post Office Box 90  
Southampton, Massachusetts 01073-0090  
(413) 527-3600

December 6, 2021

COPY

Planning Board  
Old Carnegie Building  
1 Library Ave  
Granby, MA 01033

RE: Site Plan Review  
Poltrans, Inc. c/o Alex Binczyk  
4, 6, & rear portion of 8 West State Street  
Granby, MA  
Assessors Map 4, Parcels 3, 2-2, 6-1  
HSI Job #8272-211025

Dear Board Members:

Please find enclosed, one (1) original and seven (7) copies of a site plan titled "Site Plan Showing a Proposed Trucks Parking & Dumpster Area in Granby, Massachusetts Surveyed for Poltrans, Inc." dated December 6, 2021 as per the Section 6.3 of the Town of Granby Zoning Bylaws. The Applicant is requesting a site plan review for the proposed creation of a truck parking and dumpster area for their property on West State Street. The property is located within the Industrial (I) zoning district, which requires a site plan review under Section 3.6.0 of the Town of Granby Zoning Bylaws for the "manufacturing, processing, fabrication, assembly and storage of materials, mechanical products or equipment". The truck parking and dumpster area will be approximately 13,083 sq. ft. of gravel for the purpose of overnight parking for 10 trucks and the storage of empty dumpsters. The Planning Board Site Plan Review Application package also includes the following items:

1. Two (2) "Form SPR" Applications, completed.
2. One (1) original and seven (7) prints of a plan entitled, Site Plan Showing a Proposed Trucks Parking & Dumpster Area in Granby, Massachusetts Surveyed for Poltrans, Inc.", dated December 6, 2021.
3. A certified list of abutters obtained from the Granby Assessors Office, dated December 6, 2021.
4. A Universal Serial Bus (USB) with electronic copies of the documents above.
5. One check in the amount of \$939.20 to the Town of Granby for the filing fee and abutters fee, and return receipts for certified mailings to abutters.

A complete package of the above has been filed with the Granby Town Clerk.

We would appreciate your directing any correspondence regarding the above referenced filing to Poltrans, Inc. c/o Alex Binczyk, 315 Hadley St, South Hadley, MA 01075, (413) 530-4334 with copies of the same to Heritage Land Surveying & Engineering, Inc.

Sincerely,

Mark P. Reed

CC: Poltrans, Inc. c/o Alex Binczyk  
Planning Board (via email)  
Town Clerk (via email)

Bruce F. Hunsaker, PLS  
E-mail: bruceh@heritagesurveys.com

Telephone (413) 527-3600  
Fax: (413) 527-8280

General E-mail: info@heritagesurveys.com  
Website: heritagesurveys.com



# TOWN OF GRANBY

PLANNING BOARD  
Kellogg Hall  
250 State Street  
Granby, MA 01033

## FORM SPR GRANBY PLANNING BOARD APPLICATION FOR SITE PLAN REVIEW

Date: December 3, 2021

File one complete application form together with eight (8) copies of the site plan with the Planning Board. One (1) copy of Form SPR shall be concurrently filed with the Town Clerk.

To the Planning Board:

The undersigned herewith submits the accompanying Site Plan for review as required by Section 6.3 of the Granby Zoning Bylaw:

1. Applicant: Poltrans Inc., c/o Alex Binczyk

Address: 315 Hadley Street

South Hadley, MA 01075

Telephone: 413-530-4334

2. Owner (if not applicant) Ronald L. Harrop, William D. Harrop, Jr. & David P. Harrop

Address: 150 School St., Granby, MA 01033

3. Site Plan Preparer: Heritage Land Surveying & Engineering, Inc.

Title or License: Bruce A. Coombs, PLS #27814

Address: 241 College Hwy, PO Box 90 Southampton, MA 01073

4. Deed of property recorded in the Hampshire County Registry of Deeds/Land Court,  
Book: 3903 Page: 62

5. Location and description of property (street and number if any) 4, 6, & rear of 8

West State Street, Granby, MA 01033

Assessors Map # 4 Parcel # 3, 2-2 & 6-1

6. Fee Paid: Yes  No:

No:

  
Signature of Applicant

Town Clerk:

Date of Submission \_\_\_\_\_

Signature: \_\_\_\_\_



PLANNING BOARD  
Senior Center, 2<sup>nd</sup> Floor  
10-B Wes State Street  
Granby, MA 01033  
413-467-7177 Fax 413-467-2080

FORM "SP / SPA "

Please print of type

- Check (X)
- SPECIAL PERMIT \_\_\_\_\_
  - SITE PLAN APPROVAL X \_\_\_\_\_

Planning Board / Zoning Board of Appeals

TO THE PLANNING BOARD / ZONING BOARD OF APPEALS:

The undersigned hereby petitions the Planning Board and/or Zoning Board of Appeals for a SPECIAL PERMIT under Section 6.2 and / or Site Plan Approval under Section 6.3 of the Zoning Bylaws FOR THE PURPOSE OF \_\_\_\_\_

LOCATION OF PROPERTY 4, 6, & rear portion of 8 West State Street ZONING Industrial

PROPERTY OWNER:

Ronald L. Harrop, William D. Harrop, Jr. & David P. Harrop

ADDRESS: CONTACT

150 School St. Granby, MA 01033

NAME: CONTACT

William D. Harrop, Jr.

PHONE:

413-626-9646

NAME OF APPLICANT:

Poltrans Inc. c/o Alex Binczyk

(IF DIFFERENT FROM OWNER)

ADDRESS:

315 Hadley St, South Hadley, MA 01075

PHONE:

413-530-4334

NAME OF ENGINEER/  
SURVEYOR

Heritage Land Surveying & Engineering, Inc.

ADDRESS:

(IF APPLICABLE)  
241 College Hwy, PO Box 90 Southampton, MA 01073

PHONE:


413-527-3600

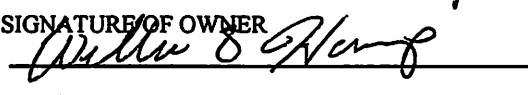
Existing use of the Land or Structure(s): Leases property for landscape company, septic trucking company, storage of trucks & equipment

Proposed Use of Land and/or Structure(s) Storage of trucks & equipment for 413 Dumpster Inc.

Reason for Application for Special Permit N/A

DEED INFORMATION: BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ DATED: \_\_\_\_\_  
PLEASE NOTE: IF PROPERTY OWNER IS NOT THE APPLICANT THE OWNER INFORMATION AND SIGNATURE IS REQUIRED.

APPLICANT (PLEASE PRINT) Alex Binczyk  
~~William D. Harrap~~  
SIGNATURE OF APPLICANT 

OWNER (PLEASE PRINT) William D. HARRAP  
SIGNATURE OF OWNER 

Attach the original and five (5) copies of the plot plan, as well as any additional required documentation, and supporting materials pursuant to Section 6.2 of the Granby Zoning Bylaws, AND the SPECIAL PERMIT - FILING INSTRUCTIONS RULES AND REGULATIONS ATTACHED. \*\*\*One electronic copy on a Universal Serial Bus (USB) with all documents that are handed in with regards to the application.

THIS APPLICATION HAS BEEN REVIEWED AND IS ADEQUATE FOR SUBMISSION.

\_\_\_\_\_  
Planning Board

\_\_\_\_\_  
Zoning Board of Appeals

\_\_\_\_\_  
Building Inspector

**TO BE FILED OUT BY THE PLANNING BOARD CLERK**  
DATE FILED: \_\_\_\_\_

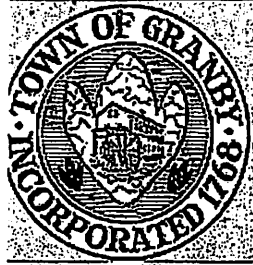
FEE RECEIVED: Planning Board:\$ \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

Zoning Board of Appeals:\$ \_\_\_\_\_

PLANNING BOARD and / or ZONING BOARD OF APPEALS ACTION & DATE:

REVISED: 08/28/17



# MuniMapper: Granby, MA

Town of Granby Web Site

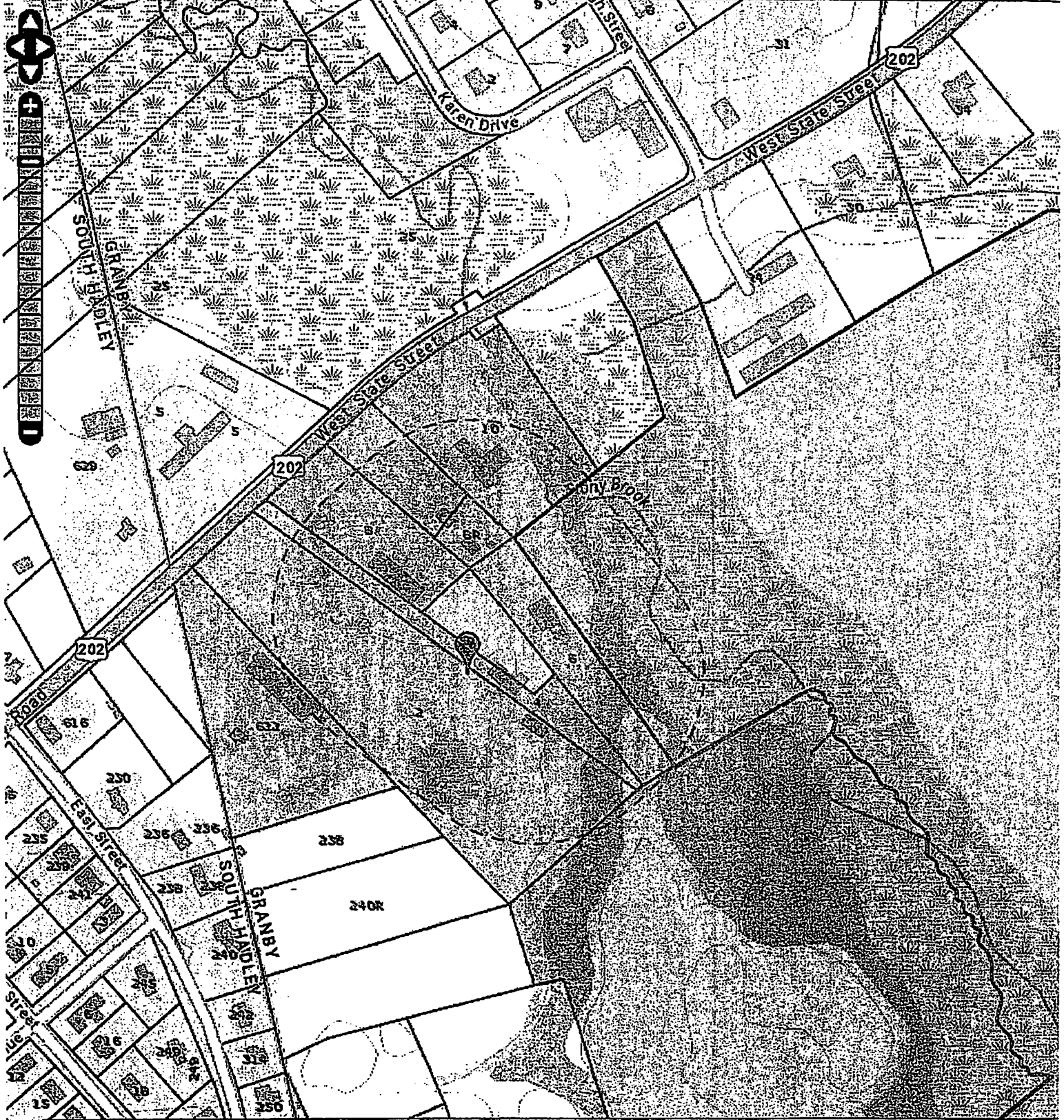
Disclaimer

300 FT



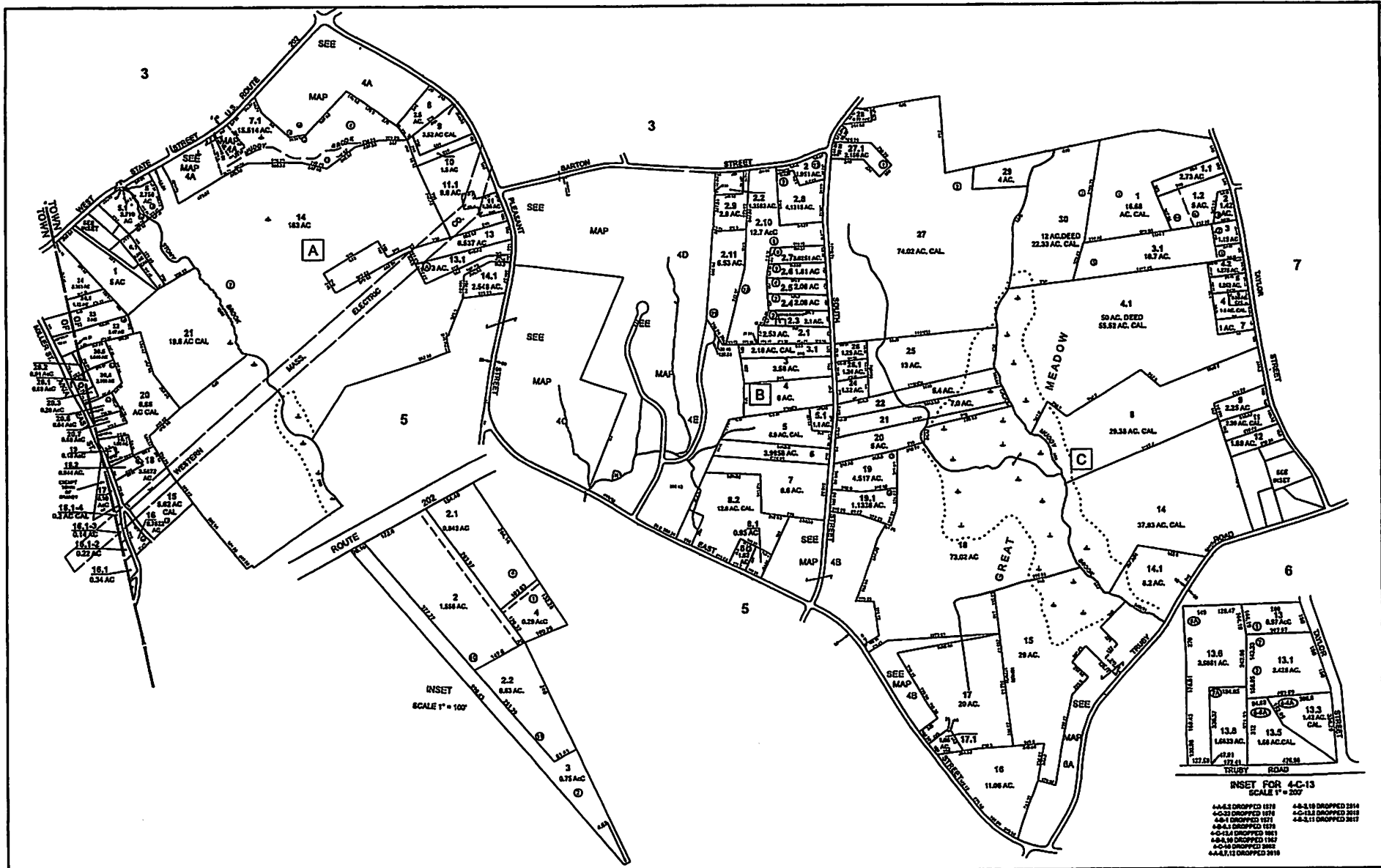
Please begin

Navigation toolbar with icons for zoom in, zoom out, pan, and other map controls. A search bar contains the text "4 west state st granby ma".



Identify results





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL SYSTEM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MADS 83.

PHOTOGRAPHY DATE: APRIL 7, 1987

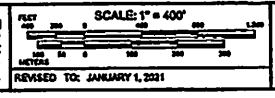
COMPLETION DATE: DECEMBER 28, 1987



AREA SURVEYED ..... AC  
 AREA CALCULATED ..... AC CAL  
 ACROSS BACKSIGHT ..... 60  
 MIDDLE OBSERVATION ..... 60  
 MATH LINE ..... 60  
 WATER ..... 60

LEGEND

DEVELOP PROPERTY ..... (Symbol)  
 SUBDIVISION LOT NO. ..... (Symbol)  
 BOUNDARY OF PARCELS ..... (Symbol)  
 CHANGING BOUNDARY ..... (Symbol)  
 WETLANDS ..... (Symbol)

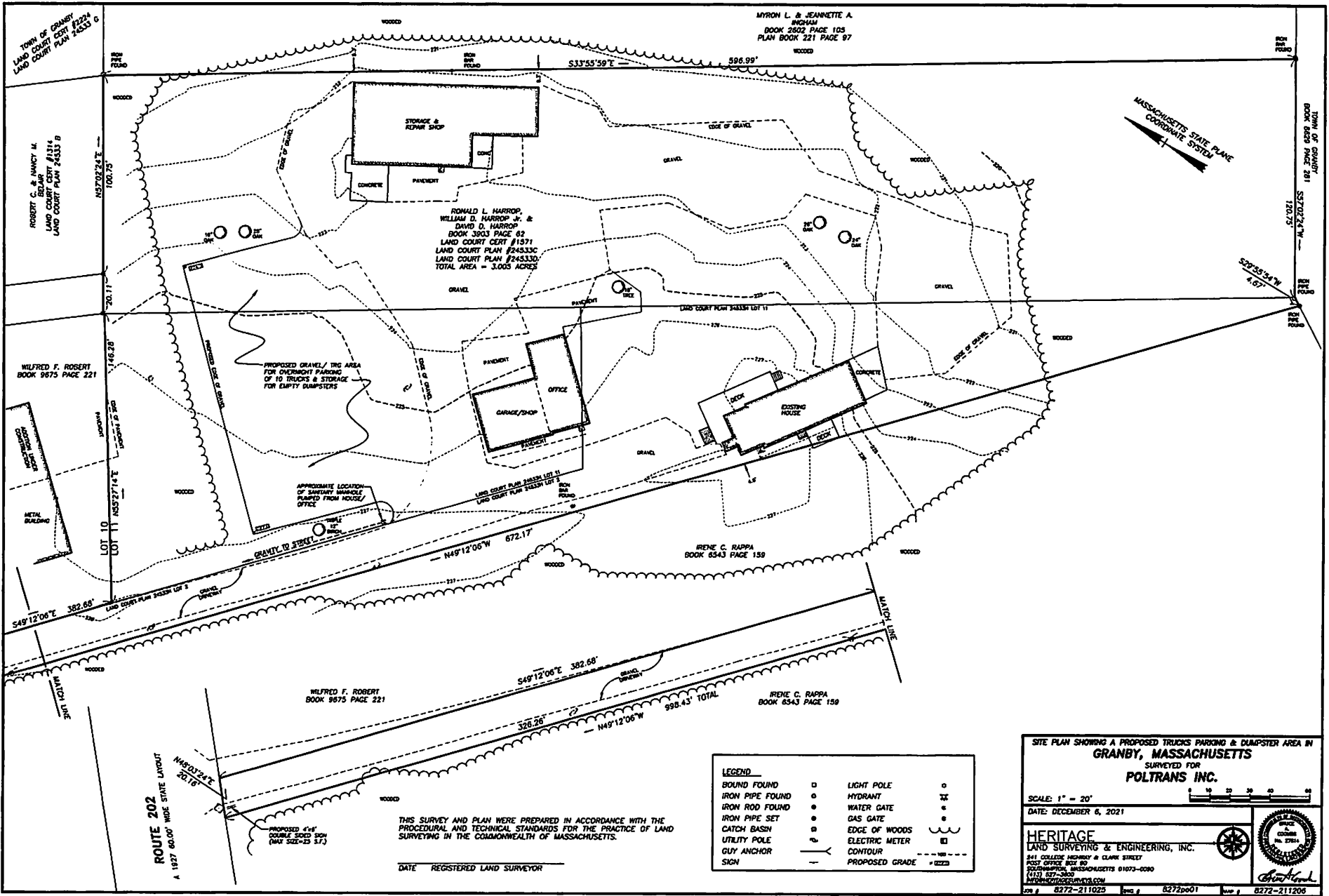


PROPERTY MAPS  
**GRANBY**  
 MASSACHUSETTS

MAP NO. **4**

REVISIONS:

4-A-13 DROPPED 1978	4-B-18 DROPPED 2014
4-C-23 DROPPED 1978	4-C-13.2 DROPPED 2013
4-B-9 DROPPED 1977	4-B-2.11 DROPPED 2017
4-B-11 DROPPED 1978	
4-D-13.1 DROPPED 1981	
4-B-8 DROPPED 1987	
4-C-10 DROPPED 2003	
4-A-11.12 DROPPED 2018	



TOWN OF GRANBY  
LAND COURT CERT #1224  
LAND COURT PLAN #4533 G

ROBERT C. & JANEY M.  
GRANBY  
LAND COURT CERT #1314  
LAND COURT PLAN #4533 B

WILFRED F. ROBERT  
BOOK 9875 PAGE 221

GRAVEL DRIVE

ROUTE 202  
A 1827' 60.00" WIDE STATE LAYOUT  
114507242'N  
2016'

PROPOSED 4"x8"  
CONCRETE SEED BOX  
(MAX SIZE=25'x7')

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE  
PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND  
SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

DATE REGISTERED LAND SURVEYOR

MYRON L. & JEANETTE A.  
MICHAM  
BOOK 2852 PAGE 105  
PLAN BOOK 221 PAGE 97

RONALD L. HARROP,  
WILLIAM D. HARROP JR. &  
DAVID D. HARROP  
BOOK 3003 PAGE 82  
LAND COURT CERT #1571  
LAND COURT PLAN #24533C  
LAND COURT PLAN #24533D  
TOTAL AREA = 3.005 ACRES

IRENE C. RAPPA  
BOOK 6543 PAGE 159

IRENE C. RAPPA  
BOOK 6543 PAGE 159

LEGEND			
BOUND FOUND	□	LIGHT POLE	○
IRON PIPE FOUND	○	HYDRANT	⊗
IRON ROD FOUND	●	WATER GATE	⊕
IRON PIPE SET	⊙	GAS GATE	⊖
CATCH BASIN	⊗	EDGE OF WOODS	⌒
UTILITY POLE	⊕	ELECTRIC METER	⊞
GUY ANCHOR	⊖	CONTOUR	---
SIGN	—	PROPOSED GRADE	- - - -



SITE PLAN SHOWING A PROPOSED TRUCKS PARKING & DUMPSTER AREA IN  
**GRANBY, MASSACHUSETTS**  
SURVEYED FOR  
**POLTRANS INC.**

SCALE: 1" = 20'

DATE: DECEMBER 6, 2021

**HERITAGE**  
LAND SURVEYING & ENGINEERING, INC.  
341 COLLEGE HIGHWAY & CLARK STREET  
POST OFFICE BOX 90  
SOUTHAMPTON, MASSACHUSETTS 01073-0090  
(413) 877-2800  
HERITAGE@HERITAGE-SURV.COM

DATE 8/27/2021 TIME 8:27:20 AM