



TOWN OF GRANBY

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

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LEGAL NOTICE TOWN OF GRANBY PUBLIC HEARING

In accordance with Massachusetts General Law, Chapter 40A, Section 5 and Chapter 41, Section 81Q and the Bylaws of the Town of Granby, that Granby Planning Board will hold a virtual public hearing using GoToMeeting on April 12, 2021, at 5:15 PM. The nature of the hearing is to present and discuss proposed amendments to the Bylaws of the Town of Granby Volume III Chapter XXI - Zoning Bylaws and the Granby Zoning Map.

Members of the public can attend virtually by phone **+1 (408) 650-3123** and using access code **271-907-781** or by visiting <https://global.gotomeeting.com/join/271907781>.

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, 2nd 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/news/proposed-zoning-law-changes>.

The subject matters of the proposed amendments are as follows:

Zoning Map

1. Amend the Granby Zoning Map by rezoning in its entirety parcels as follows, Assessors Map 5-E-1, 5-E-2, 5-E-3, 5-ED-13, from Residential – Single Family Units (RS) to Industrial (I).
2. Amend the Granby Zoning Map by overlaying the Professional Office Overlay District on parcels on both sides of Pleasant Street and East Street between Barton Street and New Ludlow Road, not exceeding a depth of 300 feet from Pleasant and East Streets to rear lot line.
3. Amend the Granby Zoning Map by overlaying the Mixed Use Development Overlay District on parcels on both sides of East Street between New Ludlow Road to the Ludlow Town Line, not exceeding a depth of 300 feet from East Street to the rear lot line.

Zoning Bylaws

4. Amend Section 4.42(2), by adding sentence, “All applications shall be consistent with federal and state regulations that may govern the land.”
5. Amend Section III – Use Regulations, Table 1, Schedule of Uses, 3.7 Accessory Uses, amending 3.7.4 and 3.7.5, Private garage and stables and new size thresholds for permitting requirements.
6. Amend Section I – Authority, Purpose and Definitions, Section 1.2 Definitions, by adding definitions, Section III – Use Regulations, Table 1, Schedule of Uses, 3.2 Agricultural, adding 3.2.10, Private event venues, and Section V – Special Use Regulations and Performance Standards, by adding Section 5.14 – Private event venue, establishing standards and criteria for permitting.
7. Section III – Use Regulations, Table 1, Schedule of Uses, 3.5 Retail and Services, amending 3.5.21, and renumbering the following 3.5.22, 3.5.23, 3.5.24, Large Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI) mounted on top of a canopy that is constructed over a parking lot.

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

James Trompke, Chair
Granby Planning Board

March 26 and April 2, 2021