



TOWN OF GRANBY

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

413-467-7177 Fax 413-467-2080
Website: 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 December 13, 2021, 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 Allan Beauregard (Applicant) / Daniel D'Arcy (Owner), seeking Site Plan Approval under Section 6.3 of the Granby Zoning Bylaws and applicable of Section III – Regulations, 3.5.8 – Auto Repair Shop- regarding existing business AJ's Auto Body site plan for proposed expansion @ 39 West State Street, and known as Map 3D-C-25 in the town of Granby, MA.

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/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: November 26 & December 03, 2021



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

FORM "SP / SPA"

Please print of type

- **SPECIAL PERMIT**
- **SITE PLAN APPROVAL**

Check (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 29 West State St ZONING _____

PROPERTY OWNER: DANIEL D'ARCY

ADDRESS: CONTACT 43 West State St.

NAME: CONTACT _____

PHONE: 413-467-3499

NAME OF APPLICANT: _____

ADDRESS: (IF DIFFERENT FROM OWNER) ALLAN BEAUREGARD AJ'S AUTO BODY

PHONE: 39 West State St

413-467-2533

NAME OF ENGINEER/
SURVEYOR _____

ADDRESS: (IF APPLICABLE) _____

PHONE: _____

Existing use of the Land or Structure(s): Auto Body Repair

Proposed Use of Land and/or Structure(s) AUTO BODY REPAIR

Reason for Application for Special Permit USE OF COMPLETE EXISTING BUILDING

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

APPLICANT (PLEASE PRINT)
ALLAN BOAUREGARD

OWNER (PLEASE PRINT)
Daniel J. D'Arcy

SIGNATURE OF APPLICANT
[Handwritten Signature]

SIGNATURE OF OWNER
[Handwritten Signature]

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: \$ _____

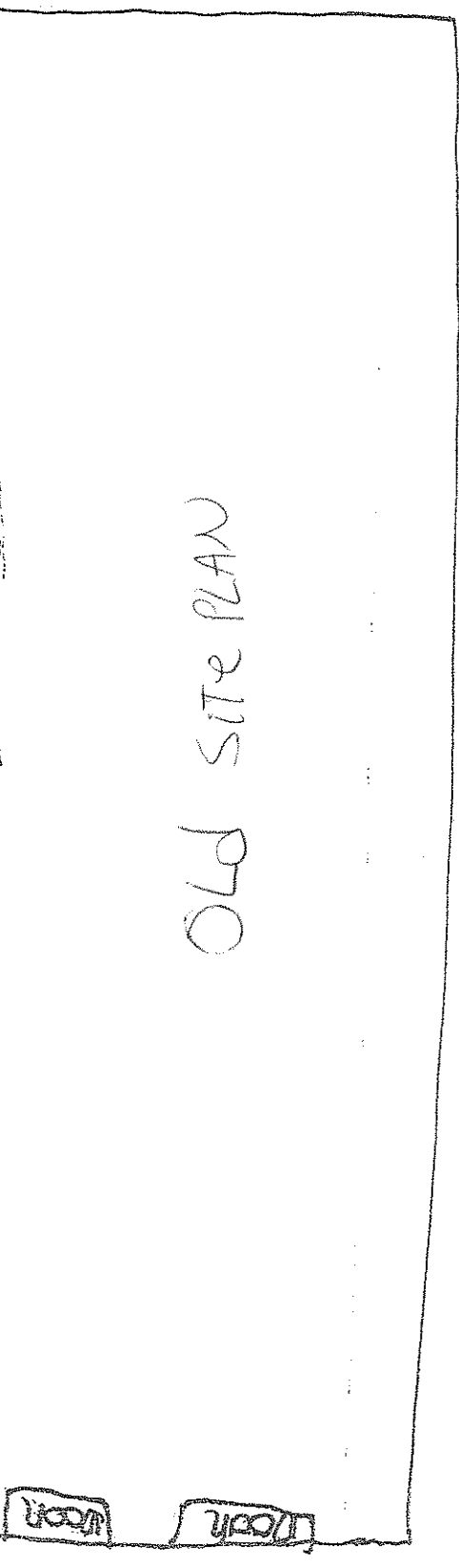
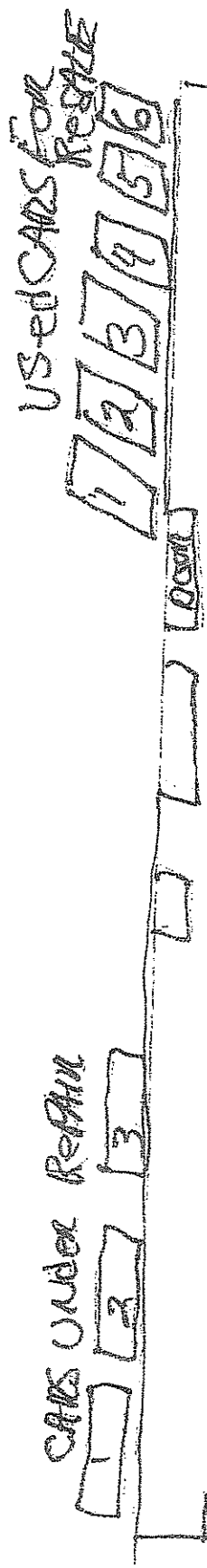
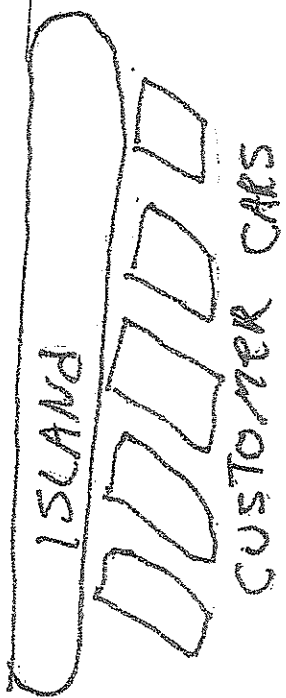
SIGNATURE: _____

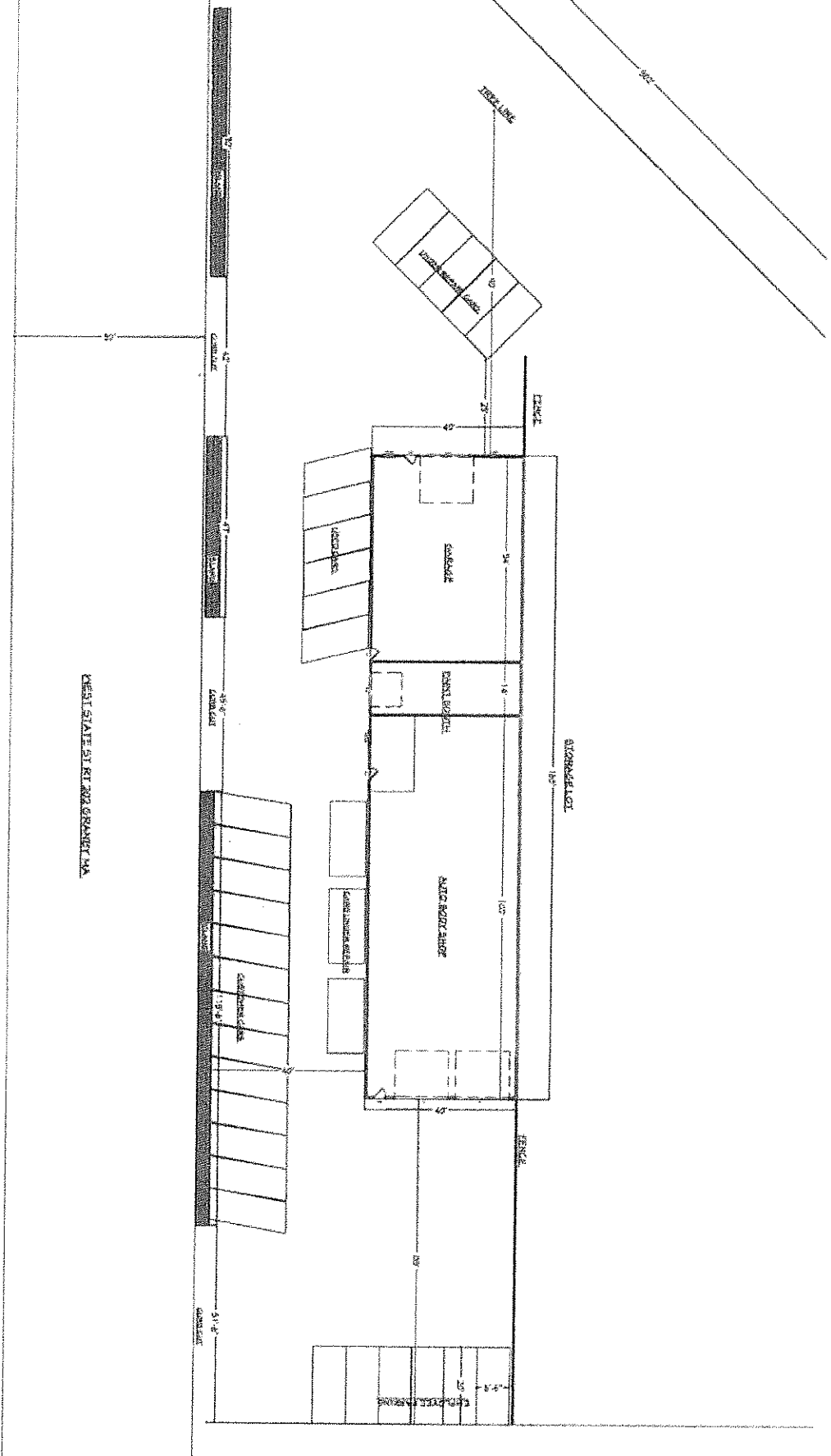
Zoning Board of Appeals: \$ _____

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

REVISED: 08/28/17

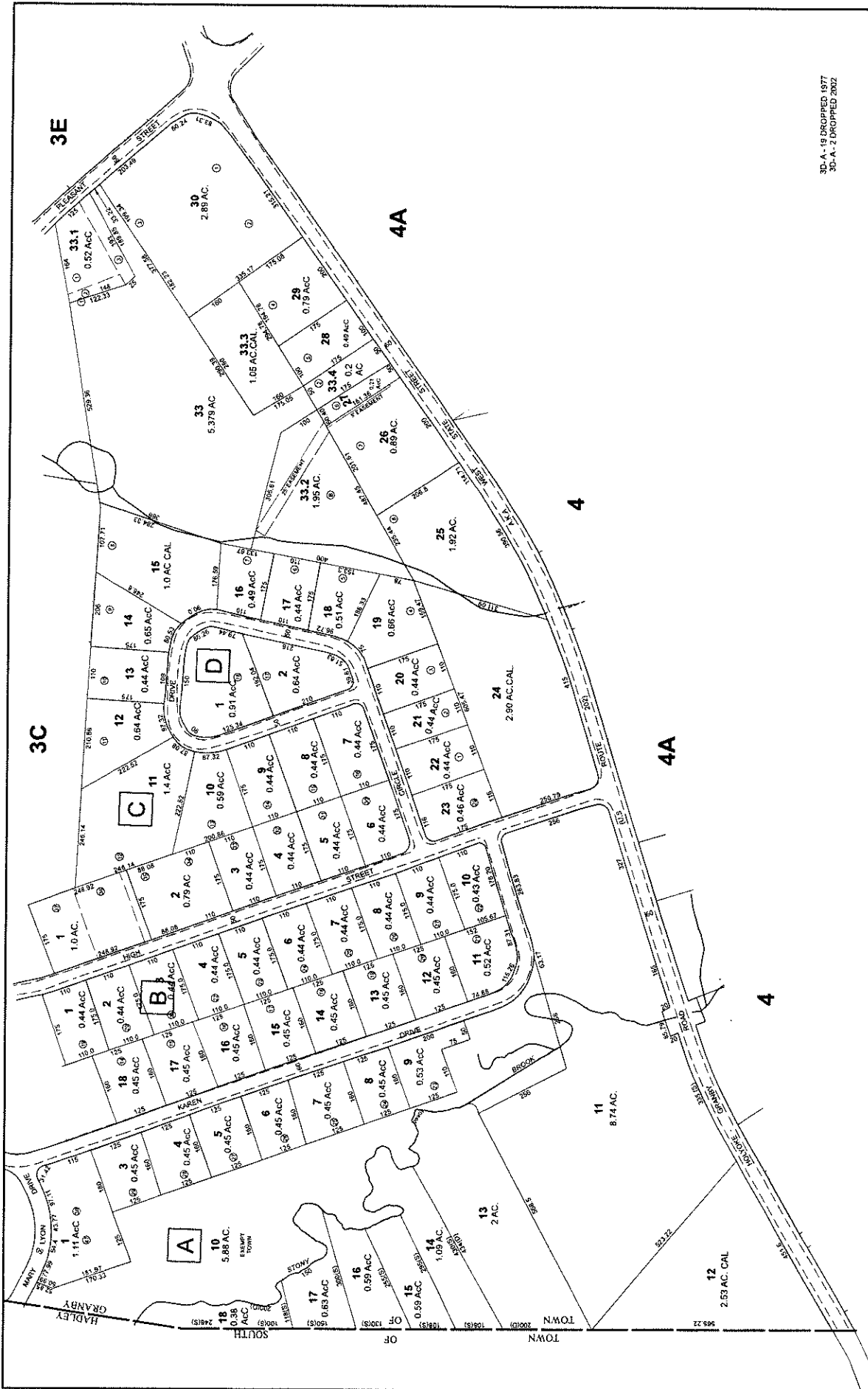
AJS' Auto Body SITE PLAN





AJS AUTO BODY
 SITE PLAN

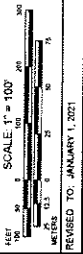




3D-A-18 DROPPED 1877
3D-A-2 DROPPED 2002

MAP NO.
3D

PROPERTY MAPS
GRANBY
MASSACHUSETTS



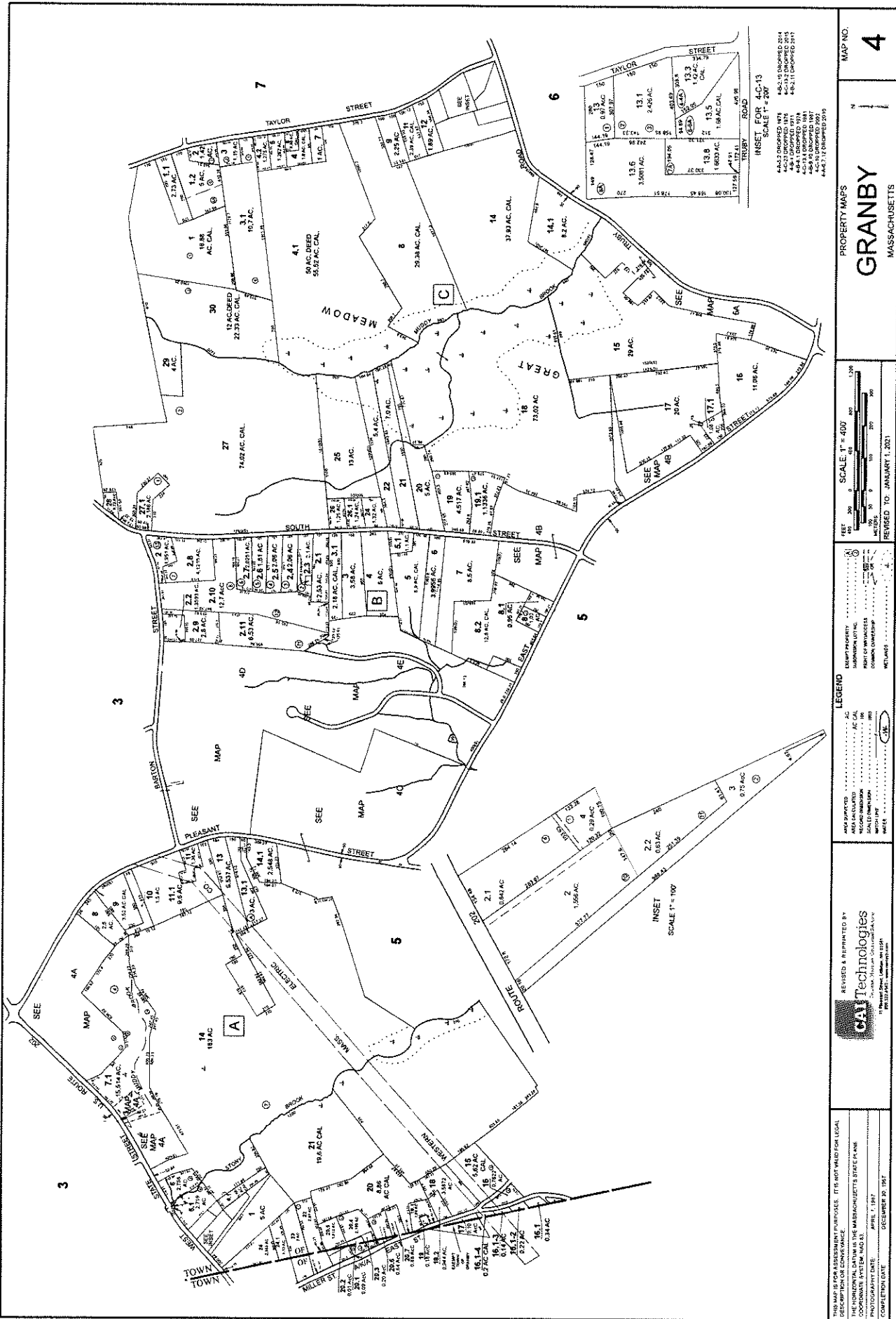
REVISION TO: JANUARY 1, 2021

LEGEND

- AND SURVEYED
- AREA CALCULATED
- CONTOUR
- SPRINT DATA
- MATCH LINE
- WATER
- LINE

REVISIONS & REPRINTED BY
CAL Technologies
1000 Main Street, Suite 200
Granby, MA 01528
Tel: 413.337.8888

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83.
PRODUCTION DATE: APRIL 1, 2019
COMPLETION DATE: DECEMBER 30, 1997



THIS MAP IS FOR INFORMATIONAL PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR EVIDENCE. THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLAN COORDINATE SYSTEM (MCS). PHOTOGRAPHY DATE: _____ COMPLETION DATE: DECEMBER 31, 1997



LEGEND

BOUNDARY PROPERTY
 SUBDIVISION LINE
 PORT OF INTERESTS
 COMMON OWNERSHIP
 WETLANDS

(Symbol) BOUNDARY PROPERTY
 (Symbol) SUBDIVISION LINE
 (Symbol) PORT OF INTERESTS
 (Symbol) COMMON OWNERSHIP
 (Symbol) WETLANDS

SCALE 1" = 400'

FEET 0 100 200 300 400 500 600
 METERS 0 30 60 90 120 150

REVISED TO JANUARY 1, 2001

PROPERTY MAPS
GRANBY
 MASSACHUSETTS

MAP NO. 4

INSET FOR A-C
 SCALE 1" = 200'

44-2 DISPOSED 1978
 44-3 DISPOSED 1978
 44-4 DISPOSED 1978
 44-5 DISPOSED 1978
 44-6 DISPOSED 1981
 44-7 DISPOSED 2001
 44-8 DISPOSED 2001

Town of Granby
Massachusetts 01033

MAY ' 7 1996
rec'd gfk

TOWN OF GRANBY

BOARD OF APPEALS

NOTICE OF DECISION

Date: April 22, 1996
Petition No.

Petition of Allan Beauregard

Premises affected: 39 West State Street

Referring to the above petition for a special permit as per Section III - Use Regulations - 3.078A - Table 1 of the Zoning By-laws of the Town of Granby,

so as to permit the petition to display and sell up to five used motor vehicles on the locus.

After a public hearing, the Board of Appeals voted to allow the special permit and hereby authorizes the Building Inspector to issue a permit or to allow such use as described above as long as the following conditions are met:

1. all other unregistered motor vehicles be kept from view of those traveling on West State Street, and
2. the parking area visible from the public way be graded and groomed and that it be maintained.

All other permits or licenses necessary for the prosecution of the work shall be obtained within six months, and any work that must be completed to use the home as a business must be done within eighteen months from the date of this notice.

PERMITS MAY NOT BE ISSUED UNTIL TWENTY (20) DAYS FROM RECORDING OF THE DECISION WITH THE TOWN CLERK.



Board of Appeals, Clerk

PETITION OF ALLAN BEAUREGARD

23 Pine Brook Circle
d/b/a AJ's Auto Body
39 West State Street

MEMORANDUM OF PUBLIC HEARING AND DECISION

Premises affected: 39 West State Street

On April 22, 1996, at 8:08 p.m. at the East Meadow School Cafetorium the public hearing of the ZBA of the above referenced matter was opened. The public notice was read by Chairperson Ronald Harrop. Associate Member Donald Lombardi, Joseph Blain, Jr., William DeWitt, Richard Goldman and Shaun S. McLean were also present.

The petitioner stated that he wanted a used car license for five used cars to be sold on the premises. He is currently leasing the premises and has an auto body shop on the premises.

There was some discussion about the 50 to 60 vehicles that are now on the lot in the rear. Ed and Jacqueline Gajewski of 5 Circle Drive raised a concern about the leaking fluids from these vehicles and the potential for pollution to the groundwater. Jacqueline Gajewski also raised a concern about the eye sore that the building seemed to create and the relatively poor condition of the parking lot, riddled with mud holes.

Patrick D'Arcy, the lessor, stated that they have four ground water test holes and they periodically have the groundwater tested because they do not want the property devalued as the result of water pollution. He also stated that each business on the premises has its own leach field and sanitary facility.

Michael Ferenz, who operates D & M Auto Sales said he had no objection to the petitioner's request.

There was no opposition to the petition.

The meeting was closed at 8:30 p.m., by Chairman Harrop.

Immediately thereafter, the closed portion of the discussion commenced. The business was not more detrimental to the zoning district than the other businesses currently operating in that area.

The board discussed the general appearance of the premises in question and were somewhat dismayed at the poor impact it had on the business district, but acknowledged that disallowing the petition might lead to abandonment of the building. Obviously, this would only further hurt the area. Since the business at the end which had a license to sell used car had gone,

the board thought it would not be more detrimental to allow this petitioner to sell used cars as in effect he would merely be replacing the business which had left.

Blain moved to grant a license to allow the petitioner to sell up to five used motor vehicles on the condition that (1) all other unregistered motor vehicles be kept from view of those traveling on West State Street, and (2) that the parking area be graded and groomed and that it be maintained. DeWitt seconded the motion. It was allowed unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. S. McLean', with a long horizontal flourish extending to the right.

Shaun S. McLean
Clerk