



TOWN OF GRANBY

PLANNING BOARD
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Town of Granby
 Planning Board Zoning Bylaw Amendments Report
 & Recommendation for Town Meeting
 June 05, 2021

Dear Town Meeting Members:

The Massachusetts General Laws, pursuant to Chapter 40A, Section 5 and Chapter 41, Section 81Q requires that the Planning Board prepare and submit to Town Meeting a report with recommendations regarding any proposed Bylaws of the Town of Granby Volume III Chapter XXI - Zoning Bylaws or amendments thereto before any vote to adopt shall be taken by that body. The following report of the Planning Board pertains to Article 29 on the Warrant for the Town Meeting to be held on June 05, 2021.

The report is the result of public input at the Public Hearing held by the Planning Board on April 12, 2021.

Zoning Bylaws

ARTICLE 1 amends the BYLAWS OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW 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.

Amend 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, as written:

3.5 RETAIL and SERVICES								
3.5.20	Large Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI)	Subject to Section 6.2 & 6.3 Special Permit Planning Board with Site Plan Approval (SP-SPA/PB) and Section 5.99 (LSGMSPI) SP-SPA/PB	RS	RM	GB	I	I-2	VC
			SP-SPA/PB	N	N	SP-SPA/PB	N	N
3.5.21	Large Scale Ground Mounted	Subject to Section 6.3 Site Plan Approval (SPA/PB)	RS	RM	GB	I	I-2	VC
			SPA/PB	SPA/PB	SPA/PB	SPA/PB	SPA/PB	SPA/PB

	Solar Photovoltaic Installation (LSGMSPI) on top of canopy constructed over a parking lot	and Section 5.99 (LSGMSPI)						
3.5.22	Mixed Residential/ Business	Where uses are located in the same building	RS	RM	GB	I	I-2	VC
			N	SP-SPA/PB	SP-SPA/PB	N	N	SP-SPA/PB
3.5.23	Cannabis Retail Operation	Distance shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the cannabis establishment is or will be located. No closer than 500 ft. property line to property line straight line to public or private school to include any licensed daycare. In any case, where the measurement is determined to be in question, the Planning Board may require verification of distances by a Registered Land Surveyor at the expense of the applicant.	RS	RM	GB	I	I-2	VC
			SPA/PB	SPA/PB	SPA/PB	SPA/PB	SPA/PB	SPA/PB
3.5.24	Business Estate Lots	Subject to Section 5.13	RS	RM	GB	I	I-2	VC
			N	N	Y	Y	Y	N

If you have any questions about these articles, please contact the Planning Board.

Sincerely,
James Trompke
Chairman