

**RECORD  
TOWN OF GRANBY  
SPECIAL TOWN MEETING  
MAY 23, 2022**

In accordance with the foregoing warrant, the inhabitants of the Town of Granby qualified to vote in elections and town affairs, met at the East Meadow School at East State Street on Monday, May 23, 2022, at 7:00 p.m. then and there to act on the following articles, to wit:

The Moderator, Lynn Snopek Mercier opened the Special Town Meeting at 7:05 p.m. with a quorum present (30 or more), 39 voters attended the time of opening. The Pledge of Allegiance to the Flag was led by Select Board Chair, Glen Sexton, and Town Officials along with the residents joined in.

The Moderator calls on the Town Clerk, Katherine A. Kelly-Regan, to certify that all the warrants were posted in accordance with the law.

The Clerk responds they have. The warrant for this Special Town Meeting was declared to be in order.

The Committees, Boards, and Officials present at this STM:

Select Board: Chair, Glen Sexton, Members, Richard Beaulieu, and Crystal Dufresne All Present, sitting with the Select Board was the Town Counselor, Brian O'Toole, and the Town Administrator, Christopher Martin.

Finance Committee: Members, Joseph Furnia, Robert Glesmann, III, Present, and Not Present John Libera, Jr., Chair, Richard Jolivet, and Scott Wilson.

Planning Board:

Other Officials, Boards, or Committee Members Present:

Dakota Richards, Assessors  
Nita Abbott, Planning Board  
Jennifer Bartosz, School Committee

Vote Counters & Checkers:

Kristin Kwasnik, Elaine Lafleur, Emily Reed, Virginia Snopek, and Dawn Stolulonis

GCAM-Filming the meeting- Alex LaMarche

Police Officer: Stephen Marion

*Moderator, Lynn Snopek Mercier, acknowledges the Boards and Committees sitting up front, the Finance Committee, the Town Clerk, Select Board, along with the Town Administrator, and Town Counselor.*

*She now instructs the voters on town meeting procedures and mentions that we will be using a floor microphone for this meeting that is set up in the middle of the gym, and we will be voting on all Articles by Electronic clickers*

*She tells the voters we will try a quick test on a fictional question, the question is:  
Do you want Tom Brady to return to the New England Patriots as their quarterback?  
The Moderator calls for a vote and it comes out as a tie!*

*20- Yes to 20 -No*

*The Moderator explains that Articles 1-9 require majority vote to pass.*

*She calls on Robert Glesmann, III, Finance Committee member, Mr. Glesmann tells the voters that the Finance Committee approves the first nine Articles. These were unforeseen Items a year ago and now we must pay for these items.*

The Moderator now calls for Article 1 of the STM at 7:08 P.M.

Articles 1- 9 presented by the Select Board Chair, Glen Sexton

**ARTICLE 1:** move the Town vote to transfer from account number 01-141-5112-000 the sum of \$15,000 for the purpose of installing and upgrading the Vision software for the Assessors' Department.

*Select Board Chair, Glen Sexton explains: This article is to cover the cost of upgrading the Assessors' Department assessing package from Vision 6 to Vision 8. The vendor will no longer support the current package.*

*Madame Moderator quickly explains again how to use the electronic devices. She calls for a vote.*

**Motion 2nd**

*Presented by Glen Sexton*

*Majority Vote Required- Short Discussion*

*Declared by Moderator Passed*

**Passed: Majority-Electronic Vote**

**Count- Yes 29 to No -2**

**ARTICLE 2.** move the Town vote to transfer from account number 01-122-5120-000 the sum of \$15,000 for the purpose of making repairs on the Council On Aging and Public Safety Complex water systems.

*Mr. Sexton explains; This article is to cover the cost of repairs to the well at the Council On Aging and the water system at the Public Safety Complex. It has been discovered that there are fractures in the well casing, which are allowing water to enter the well causing bacterial issues. The Town just recently received permission from DEP to allow us to install a seal on the well to address this issue. This cost is approximately \$5,000. The water system at the Public Safety Complex has also been having bacterial issues. The proposed corrective action is to reconfigure the exiting piping to create a filter backwash, replace the media, and current filtration system. This cost is approximately \$10,000.*

**Motion 2nd**

*Presented by Glen Sexton*

*Majority Vote Required- Brief Discussion*

*Declared by Moderator Passed*

**Passed: Majority-Electronic Vote**

**Count- Yes 46 to No -3**

**ARTICLE 3.** move the Town vote to transfer from account number 01-194-5480-000 the sum of \$10,000 for the purpose of funding the Public Buildings Department Expense budget for FY2022.

*Mr. Sexton explains; this article is to fund the Public Buildings expense budget due to cost overruns due to the water issues at the Council On Aging and Public Safety Complex along with the need to replace the well pump at the Public Safety Complex due to power issues. This is being funded by excess funds in the gasoline budget.*

**Motion 2nd**

*Presented by Glen Sexton*

*Majority Vote Required- Brief Discussion*

*Declared by Moderator Passed*

**Passed: Majority-Electronic Vote**

**Count- Yes 36 to No -3**

**ARTICLE 4.** move the Town vote to transfer from account number 01-194-5480-000 the sum of \$4,000 for the purpose of funding the Audit Department Expense budget for FY2022.

*Mr. Sexton explains; this article is to fund the additional cost of having to conduct a single audit because of all the COVID related funding received by the Town. Under Federal statute, whenever a community receives more than \$750,000 in Federal funding through grants, a single audit is required. The Town reached that level, so this was required, and this was the cost of the additional services required during our annual audit. This is being funded by excess funds in the gasoline budget.*

**Motion 2nd**

*Presented by Glen Sexton*

*Majority Vote Required- Brief Discussion*

*Declared by Moderator Passed*

**Passed: Majority-Electronic Vote**

**Count- Yes 46 to No -3**

**ARTICLE 5.** move the Town vote to transfer from account number 01-912-5300-000 the sum of \$30,000 for the purpose of funding the Legal Department Expense budget for FY2022.

*Glen Sexton explains; this article is to fund the Legal Department expense budget due to cost overruns associated with unplanned labor issues and the continuing court case with the Granby Bow and Gun Club. This is being funded by excess funds in the Workers Compensation budget.*

**Motion 2nd**

*Presented by Glen Sexton*

*Majority Vote Required-Brief Discussion*

*Declared by Moderator Passed*

**Passed: Majority-Electronic Vote**

**Count- Yes 36 to No -9**

**ARTICLE 6.** move the Town vote to transfer from account number 01-194-5481-000 the sum of \$3,000 for the purpose of funding the Moderator Department Expense budget for FY2022.

*Mr. Sexton, this article is to fund the cost of renting the electronic voting devices (clickers) that were used at the Annual Town Meeting and this meeting. This is being funded by excess funds in the diesel budget.*

**Motion 2nd**

*Presented by Glen Sexton*

*Majority Vote Required- Short Discussion*

*Declared by Moderator Passed*

**Passed: Majority-Electronic Vote**

**Count- Yes 40 to No -4**

**ARTICLE 7.** move the Town vote to transfer from the Snow & Ice Expense budget the sum of \$40,000 for the purpose of funding the Fire Department Expense budget for FY2022.

*Mr. Sexton explains this article is to fund the costs associated with the Fire Department cost overruns due to staff shortages requiring the filling of vacant shifts with overtime wages. This article is being funded with excess funds from the Snow & Ice expense budget.*

*Select Board, Chair Glen Sexton, wishes to amend Article 7 due to a typo in the Article.*

**Mr. Sexton's Amendment:**

**I move to amend Article 7- to read:**

**move the Town vote to transfer from the Snow & Ice Expense budget the sum of \$40,000 for the purpose of funding the Fire Department Personal Services budget for FY2022.**

**The Moderator calls for a Motion to accept the Amendment for a vote - Motion 2<sup>nd</sup>  
Passes by Majority to vote on the Amendment- 49 Yes to 1 No.**

**The Moderator explains for this Amendment to pass a Majority Vote is required, she reads the Amended Motion and calls for a vote: Article 7- as Amended:**

**Article 7 as Amended -move the Town vote to transfer from the Snow & Ice Expense budget the sum of \$40,000 for the purpose of funding the Fire Department Personal Services budget for FY2022.**

**A Vote is taken on Article 7 as Amended-Article 7- Passes as Amended Declared by Moderator**

**Presented by Glen Sexton**

**Majority Vote Required-Brief Discussion  
Amendment -Declared By Moderator Passed**

**Passed: Majority-Electronic Vote  
Count- 52 Yes-3 No**

**ARTICLE 8** move the Town vote to transfer from Retained Earnings the sum of \$20,000 for the purpose of funding the Ambulance Department Personal Services budget for FY2022.

**Explanation, this article is to fund the costs associated with the Fire Department cost overruns due to staff shortages requiring the filling of vacant shifts with overtime wages. This article is being funded with Retained Earnings in the Ambulance department. The current balance in the Retained Earnings fund is \$215,528.**

**Motion 2<sup>nd</sup>**

**Presented by Glen Sexton**

**Majority Vote Required- Brief Discussion  
Declared by Moderator Passed**

**Passed: Majority-Electronic Vote  
Count- Yes 48 to No -3**

**ARTICLE 9.** move the Town vote to transfer from account number 01-912-5300-000 to account number 30-122-5802-ART STM 02/14/19 #06 Water Main the sum of \$66,527.57 for the purpose of funding the costs associated with the Route 202 water main project.

**Mr. Sexton explains, this article is to fund the costs associated with the design and engineering review of the proposed water main project along Route 202. This project currently has been delayed until a later date. Additionally, the borrowing authorization for this project was rescinded at the Annual Town Meeting. This is being funded by excess funds in the Workers Compensation budget.**

**Motion 2<sup>nd</sup>**

**Presented by Glen Sexton**

**Majority Vote Required- Long Discussion  
Declared by Moderator Passed**

**Passed: Majority-Electronic Vote  
Count- Yes 37 to No -14**

*Articles 10- 12 are all Zoning Articles these Articles are being presented by Nita Abbott, Planning Board member, and along with Ms. Abbott is Ken Comia, Representative from the Pioneer Valley Planning Commission.*

*Madame Moderator tells the voters they must vote to allow Mr. Comia to speak this will require a Majority Vote. Motion- Motion 2<sup>nd</sup> - Passes Unanimous to allow Mr. Comia to speak.*

*The Moderator explains that Articles 10-12 are Zoning, and Zoning Articles require a 2/3 Votes to pass.*

**The Moderator now calls for Article 10 of the STM**

**ARTICLE 10. move the Town vote to amend the BYLAWS OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION I – AUTHORITY, PURPOSE AND DEFINITIONS, Section 1.2 Definitions, by adding definitions, SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS, Section 5.99 – Large-Scale, Ground-Mounted Solar Photovoltaic Installations by amending: Subsection 5.99.3 – General Siting Standards, adding subsection (a)(2), Lot Requirements, by adding an exemption for Solar Tariff Generation Units in Prime Farmland, Unique Farmlands and Additional Land of State Importance, as detailed in Planning Board’s Report to Town Meeting.**

*Mr. Comia speaks about the MA Smart Program and how certain types of land can be used as Agricultural and share solar on it as well. It’s the ability to use your land the way you want to use it.*

**Motion 2nd**

*Presented by Nita Abbott  
2/3 Votes Required- Short Discussion  
Declared by Moderator Passed  
Required to Pass was 37 Votes or more*

**Passed: By 2/3 -Electronic Vote  
Count- Yes 43 to No -13**

**ARTICLE 11. move the Town vote to amend the BYLAWS OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION I – AUTHORITY, PURPOSE AND DEFINITIONS, Section 1.2 Definitions, by adding definitions, VOLUME III CHAPTER XXI – ZONING BYLAW 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, as detailed in Planning Board’s report to Town Meeting.**

*Mr. Comia explains that you would have to get a Special Permit from the Planning Board that would include having a Public Hearing before the Special Permit would be issued. All Abutters would be notified of the events that are being held, and to hold your venue, you must have the proper parcels of land to obtain such permits.*

**After a long discussion, the Moderator calls for a Vote on Article 11:**

**Motion 2nd**

*Presented by Nita Abbott  
2/3 Votes Required- Long Discussion  
Declared by Moderator Passed  
Required to Pass was 37 Votes or more*

**Passed: By 2/3 -Electronic Vote  
Count- Yes 53 to No -3**

*We are having difficulty with the electronic equipment, Lynn Snopek Mercier, the Moderator decides to do the last Article by show of cards.*

**ARTICLE 12. move the Town vote to amend the BYLAWS OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION VI – ADMINISTRATION AND ENFORCEMENT, Subsection 6.3 Site Plan Approval, amending subsections 6.32, Application to clarify citation for peer review services, 6.34 Procedures for Site Plan Review to update procedures for efficiency, removing 6.36 Final Action, renumbering Enforcement to 6.36, and adding 6.37 Appeal, with all revisions creating a more efficient, subjective site plan review process, as detailed in Planning Board’s report to Town Meeting.**

**Motion 2<sup>nd</sup>**

*Presented by Nita Abbott  
2/3 Votes Required- Brief Discussion  
Declared by Moderator Passed*

**Passed: By 2/3 -Show of Hands  
Passed-Unanimous**

**The Moderator motions to adjourn this STM  
All in favor to adjourned:**

**Motion 2<sup>nd</sup>**

**Passed: Unanimous- Show of Hands**

**The business for this STM held on May 23, 2022, has been completed, all Articles have been voted on and the Moderator officially dissolves this STM at 8:15 P.M.**

**There were 58 voters, and 6 non-voters that showed up to support and contribute to this meeting.**

**Respectfully submitted,**



**Katherine A. Kelly-Regan.  
Town Clerk, CMMC**

**To Note: Articles 10-12 Zoning By-Laws will not go into effect until we get the final approval from the Attorney General’s office.**