



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

Check (X)

- SPECIAL PERMIT _____
- SITE PLAN APPROVAL _____

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

ZONING

239 Amherst St Granby

PROPERTY OWNER:

Gerald Archambault

ADDRESS: CONTACT

68 Amherst St Granby

NAME: CONTACT

Gerald Archambault

PHONE:

[REDACTED]

NAME OF APPLICANT:

(IF DIFFERENT FROM OWNER)

ADDRESS:

PHONE:

NAME OF ENGINEER/
SURVEYOR

(IF APPLICABLE)

ADDRESS:

PHONE:

Existing use of the Land or Structure(s):

Building Lot

Proposed Use of Land and/or Structure(s) Single Family Home with detached Barn

Reason for Application for Special Permit Barn Square Foot is more than allowed

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

APPLICANT (PLEASE PRINT)
Gerald Archambault

OWNER (PLEASE PRINT)
Gerald Archambault

SIGNATURE OF APPLICANT
Gerald Archambault

SIGNATURE OF OWNER
Gerald Archambault

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:\$ _____

Zoning Board of Appeals:\$ _____

SIGNATURE: _____

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

REVISED: 08/28/17



Town of Granby Building Department

Gregory Briggs
Building Inspector
Zoning Code Officer
10B West State Street
Granby, MA 01033

Phone: (413) 467-7179 Fax: (413) 467-2080

July 12, 2022

Gerald Archambault
68 Amherst St
Granby, MA 01033

As the Granby Zoning Officer, I have reviewed your application and plans as shown for a 2226 Sq ft barn. I am afraid I must deny your application at this point. According to Section III Schedule of Use Regulations, a private garage exceeding 1200 sq ft requires a Special Permit from the Zoning Board of Appeals with Site Plan Approval from the Planning Board.

Authorizing Committee: Zoning Board of Appeals – Special Permit
Planning Board – Site Plan Approval

Table 1: Schedule of Use Regulations

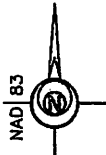
Land Use Classification: Accessory Uses:

Private garages or stables exceeding 1200 square feet in area

Zoning District: Residential Single Family Units

You need to address Cathy Leonard in the Town Administrator's office, 467-7177. She will detail the requirements you must fulfill to pursue an application with the Zoning Board of Appeals. Other questions regarding this matter can be directed to me at 413-467-7179.

Gregory Briggs
Zoning Code Officer



SEE PLAN BOOK 113, PAGE 32.

- CURVE TABLE -

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	833.00'	13°04'19"	190.05'	189.64'	95.44'	S 02°26'15" E
2	833.00'	01°01'44"	14.96'	14.96'	7.48'	S 04°36'46" W
3	833.00'	01°46'11"	25.73'	25.73'	12.87'	S 06°00'44" W
4	833.00'	11°27'02"	166.47'	166.20'	83.52'	S 12°37'20" W

NOW OR FORMERLY
ALDRICH REVOCABLE LIVING
TRUST AGREEMENT
DEED 4305, PAGE 129.

LOT 2

WETLANDS Delineated
FROM RECORDS (APPROXIMATE)

NOW OR FORMERLY
DAVID C. KELLY
DEED 1608, PAGE 215.

NOW OR FORMERLY
RAYMOND A. MYERS
DEED 4522, PAGE 21A.

AMHERST STREET

LOT 1

No. 239
AMHERST ST.

LAND OF
ROBERT M. ANKOLACZYK &
SUSAN JOY ANKOLACZYK
DEED 4004, PAGE 133.
PLAN 174, PAGE 151.
DEED 7715, PAGE 54.

LINE DATA -

L1	= S 73°59'09" E 48.98'
L2	= S 77°34'35" W 123.13'
L3	= N 01°39'29" W 23.00'
L4	= N 88°20'31" E 120.97'
L5	= N 88°20'31" E 49.30'
L6	= N 73°59'09" W 49.34'
L7	= N 07°15'30" E 56.41'

LOT AREAS (+/-)

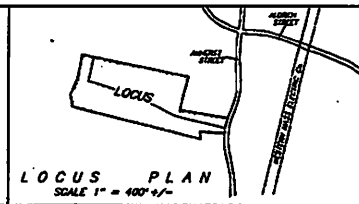
LOT A	54,110 S.F. OR 1.242 ACRES
LOT B	1,391 S.F. OR 0.032 ACRES
LOT C	359 S.F. OR 0.008 ACRES
LOT 1	50,322 S.F. OR 1.155 ACRES
LOT 2	1,428,133 S.F. OR 32.785 ACRES

- NOTES -
- 1) LOT B AND LOT C TO BE CONVEYED TO LOT 2 TO FORM ONE LOT OF UNDIVIDED AND CONTIGUOUS OWNERSHIP.
 - 2) LOT B AND LOT C ARE NOT BUILDING LOTS.
 - 3) LOT C SUBJECT TO A LANDSCAPE EASEMENT.

DATE: 6-11-18
NOTES / REVISIONS
NOTE: CONTACT DCS-SAFE PRIOR TO ANY EXCAVATIONS 1-888-344-7233
NOTE: SUBJECT TO EASEMENTS, RESTRICTIONS AND R.O.W.'S OF RECORD, IF ANY AND APPLICABLE.
I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE MINIMUM RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS.
SIGNED: *[Signature]*
EDWARD J. CHAPDELAIN No. 38378.
SCALE 1" = 80'

PLANNING BOARD
GRANBY, MASS.
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
No determination has been made as to the buildability of any lot shown hereon this plan.
SIGNED: *[Signature]*
[Signature]
[Signature]

OWNER OF RECORD -
GERALD R. ARCHAMBAULT, JR.
DEED 12584, PAGE 131.
PLAN 170, PAGE 36.
239 AMHERST STREET
GRANBY, MA 01033
TAX MAP 1
PARCEL ID: 1-B-16.
SEE TAX MAP No. 1, BLOCK B, PARCEL 16.



"APPROVAL NOT REQUIRED SUBDIVISION"

NOTED

PLAN OF LAND IN THE TOWN OF GRANBY, MASSACHUSETTS
HAMPSHIRE COUNTY - PREPARED FOR
GERALD R. ARCHAMBAULT, JR.

DURKEE, WHITE, TOWNE AND CHAPDELAIN
CIVIL ENGINEERS AND LAND SURVEYORS
386 FRONT STREET
CHICOPEE, MASSACHUSETTS - 01013
PHONE (413) 692-6104

DRAWN BY EJC
CHECKED BY
APPROVED BY LRS
SCANNED

SHEET 1 OF 1
FILE 2017-107-2592

DATE: 04/19/2018
SCALE 1" = 80'

DRAWING No.
117-6876
S.2018-107.1

Cathy Leonard

From: [REDACTED]
Sent: Wednesday, August 17, 2022 10:51 AM
To: Cathy Leonard
Subject: Re: PB-ZBA-Hearing Info

Good Morning,

Both property side lines are 100' setback to the barn.

Please reply if this is acceptable.

Thank you,

Gerry

On Tuesday, August 16, 2022, 02:14:07 PM EDT, Cathy Leonard <cleonard@granby-ma.gov> wrote: