

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF GRANBY
SPECIAL TOWN MEETING**

Hampshire, ss:

To one of the constables of the Town of Granby in the County of Hampshire:

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of said Town, qualified to vote in elections and town affairs, to meet at the Granby Junior-Senior High School on East State Street in said Town on Monday, the thirteenth day of May next, at 7:10 P.M., then and there to act on the following articles, to wit:

ARTICLE 1. To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY, VOLUME III, CHAPTER XXI – ZONING BYLAWS, SECTION II – ZONING DISTRICTS, SECTION 2.0 TYPES OF DISTRICTS, ZONE I-2** by striking “Industrial District –(Limited Landfill/Solid Waste Management and Recycling Use)” and inserting “Limited Industrial District” or take any other action in regard thereto.

ARTICLE 2. To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY, VOLUME III, CHAPTER XXI – ZONING BYLAWS, SECTION III – USE REGULATIONS** by striking Section 3.0 Schedule of Use Regulations, Section 3.1 Prohibited Uses, Table 1 Schedule of Use Regulations, Section 3.2 Dimensional and Density Regulations, and Section 3.3 Existing Buildings/Non-Conforming Uses and inserting a new Section 3.0 Schedule of Use Regulations, Section 3.1 Prohibited Uses, Table 1 Schedule of Use Regulations, Section 3.2 Dimensional and Density Regulations, and Section 3.3 Existing Buildings/Non-Conforming Uses . The entire text of which is set forth in the attached Report and Recommendations of the Planning Board dated April 23, 2019, which is herein referenced and available at the SelectBoard’s Office or take any other action in regard thereto.

ARTICLE 3. To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY, VOLUME III, CHAPTER XXI – ZONING BYLAWS, SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS, SECTION 5.4 SINGLE FAMILY DWELLING ON ESTATE LOT(S)** by striking the current language in Subsection 5.41 and inserting “No more than two (2) estate lots may be adjacent to each other at the street line without Site Plan Approval. Additional estate lots up to a total of five (5) consecutive estate lots require Site Plan Approval.” or take any other action in regard thereto.

ARTICLE 4. To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY, VOLUME III, CHAPTER XXI – ZONING BYLAWS, SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS** by adding a new section as follows;

Section 5.13 – Business Estate Lots

- 5.13.0** Business Estate Lots shall be permitted in the GB, Mixed Use, Industrial and Limited Industrial Districts. They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 – Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.
- 5.13.1** Two (2) Estate Lots may be adjacent to each other at the street line without Site Plan Approval. Additional Estate Lots up to a total of five (5) consecutive Estate Lots require Site Plan Approval.
- 5.13.2** The area of each Estate lot, excluding the access strip, shall be a minimum of 80,000 square feet.
- 5.13.3** Any estate lot created must be held in common and contiguous ownership with the front access strip.
- 5.13.4** The Estate Lot(s) shall have a minimum street frontage of not less than forty (40) feet and an access width of not less than forty (40) feet from the front lot line to the principal structure.
- 5.13.5** The front width of the lot where the principal building is to be constructed shall be one hundred fifty (150) feet minimum and parallel to the street line. The forty (40) feet building set back line is to be measured from the point of the lot where the one hundred fifty (150) feet minimum has been satisfied.
- 5.13.6** The access strip shall begin at the street line and end where the one hundred fifty (150) feet minimum width has been satisfied. Acceptable examples are shown as Illustrations Type 1-4 in Appendix A.

or take any other action in regard thereto.

ARTICLE 5. To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY, VOLUME III, CHAPTER XXI – ZONING BYLAWS, SECTION III – USE REGULATIONS, TABLE 1 SCHEDULE OF USE REGULATIONS** by inserting a new bylaw number 3.5.23 as follows;

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	RS	RM	GB	I	I-2	VC
3.5	RETAIL and SERVICES							
3.5.23	Business Estate Lots	Subject to Section 5.13	N	N	Y	Y	Y	N

or take any other action in regard thereto.

ARTICLE 6. To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY, VOLUME III, CHAPTER XXI – ZONING BYLAWS, SECTION VI – ADMINISTRATION AND ENFORCEMENT, SECTION 6.2 Special Permits**, subsection 6.21 Special Permit Granting Authorities by striking the current language and inserting “The definition of Special Permit Granting Authorities shall be in accordance with Table 1 Schedule of Use Regulations.” or take any other action in regard thereto.

ARTICLE 7. To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY, VOLUME III, CHAPTER XXI – ZONING BYLAWS, SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS, Section 5.99 Large-Scale, Ground-Mounted Solar Photovoltaic Installations** by adding a new subsection as follows;

5.99.13 Large-Scale Ground-Mounted Solar Energy Systems Moratorium

Notwithstanding any other provision of the Zoning or General Bylaws to the contrary, the Town hereby adopts a temporary moratorium on the use of land or build structures for large-scale ground-mounted solar energy systems that are at least 40,000 square feet in area or over 250 kW of energy production. The moratorium shall be in effect through September 30, 2019, or until such time as the Town adopts Zoning or General Bylaw amendments that regulate large-scale ground-mounted solar energy systems, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of large-scale ground-mounted solar energy systems in the Town, consider the Massachusetts Department of Energy Resources’ Guidance for Regulating Solar Energy Systems, and shall consider adopting new Zoning and General Bylaws in response to these new issues.

ARTICLE 8. To see if the Town will vote to raise and appropriate, transfer from available funds, transfer from the stabilization fund, borrow or bond \$11,207.92 for the purpose of funding a prior year bill for the Granby Public Schools or take any other action in regard thereto.

And you are hereby directed to serve this warrant by posting attested copies thereof at five or more public places as of the bylaws before the time of said meeting.

Hereof fail not and make due return of this warrant with your doings thereon to the Town Clerk at the time and place of meeting aforesaid.

Given under our hands this twenty fifth day of April in the year of our Lord two thousand and nineteen.

Stephen A. Chojnacki

Glen N. Sexton

Jay J. Joyce
Granby Board of Selectmen

I have posted this warrant as of the bylaws of the Town of Granby.

Date

Constable