

**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 tenth day of March next, at 7:00 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 Granby Zoning Map by rezoning all of the existing GB-2 - General Business District (Limited Uses) to GB - General Business District, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

ARTICLE 2. To see if the Town will vote to amend the Granby Zoning Map by revising the GB - General Business setback along West State Street to the rear lot line, not to exceed a depth of one thousand (1,000) feet, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

ARTICLE 3. To see if the Town will vote to amend the Granby Zoning Bylaws, SECTION IV - OVERLAY DISTRICT REGULATIONS by adopting a new Section 4.4 Mixed Use Development Overlay District, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

ARTICLE 4. To see if the Town will vote to amend the Granby Zoning Map by creating a new Mixed Use Development Overlay District along both sides of portions of West State Street, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

ARTICLE 5. To see if the Town will vote to amend the Granby Zoning Map by reclassifying all of the MD - Municipal District by rezoning it to RS - Residential Single Family Units, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 6. To see if the Town will vote to amend the Granby Zoning Bylaws, SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS by adopting a new Section 5.10 Village Center District, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 7. To see if the Town will vote to amend the Granby Zoning Map by creating a VC - Village Center District that will correspond with the boundaries of the existing Granby Historic District boundaries, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 8. To see if the Town will vote to amend the Granby Zoning Map by creating a new Mixed Use Development Overlay District along the North side of a portion of West Street, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 9. To see if the Town will vote to amend the Granby Zoning Map by rezoning some of the existing businesses on East State Street from RS – Residential Single Family Units to GB – General Business, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 10. To see if the Town will vote to amend the Granby Zoning Bylaws, SECTION IV – OVERLAY DISTRICT REGULATIONS by adopting a new Section 4.6 Professional Office Overlay District, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 11. To see if the Town will vote to amend the Granby Zoning Map by creating a new Professional Office Overlay District along both sides of East State Street running parallel to East State Street to a depth of five hundred (500) feet deep from approximately Lyman Street easterly to the Belchertown town line, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 12. To see if the Town will vote to amend the Granby Zoning Map by creating a new Mixed Use Development Overlay District along the North side of a portion of East State Street, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 13.** To see if the Town will vote to amend the Granby Zoning Bylaws, SECTION IV – OVERLAY DISTRICT REGULATIONS by adopting a new Section 4.5 Business Park Overlay District, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 14.** To see if the Town will vote to amend the Granby Zoning Map by creating a new Business Park Overlay District along the South side of a portion of New Ludlow Road, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 15.** To see if the Town will vote to amend the Granby Zoning Map by creating a new Mixed Use Development Overlay District along the North side of a portion of New Ludlow Road, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

- ARTICLE 16.** To see if the Town will vote to amend the Granby Zoning Bylaws, SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS by adopting a new Section 5.11 Age Restricted Housing Community, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendment are available in the Office of the SelectBoard.

- ARTICLE 17.** To see if the Town will vote to amend the Granby Zoning Bylaws by revising SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS by deleting the exiting Paragraph 5.5 Sign Bylaw and inserting a new Paragraph 5.5 Sign Bylaw, as presented at the Planning Board Public Hearing held on February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendment are available in the Office of the SelectBoard.

- ARTICLE 18.** To see if the Town will vote to amend the Granby Zoning Bylaws by revising SECTION II – ZONING DISTRICTS Paragraph 2.0 Types of Districts by deleting GB-2 – General Business (Limited Uses) and MD – Municipal District and inserting VC – Village Center District and the Mixed Use Development, Business Park and Professional Office Overlay Districts, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendments are available in the Office of the SelectBoard.

ARTICLE 19. To see if the Town will vote to amend the Granby Zoning Bylaws by revising SECTION III – USE REGULATIONS Table 1 SCHEDULE OF USE REGULATIONS by deleting GB-2 – General Business (Limited Uses), MD – Municipal District, FWD – Flood Plain District, WSP – Water Supply Protection District and AP – Agricultural Preservation District and inserting VC – Village Center District, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendment are available in the Office of the SelectBoard.

ARTICLE 20. To see if the Town will vote to amend the Granby Zoning Bylaws by revising SECTION III – USE REGULATIONS Table 2 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS by deleting MD – Municipal District and inserting VC – Village Center District, as presented at the Planning Board Public Hearing held on December 19, 2013 and February 27, 2014, or take any other action in regard thereto.

Copies of the proposed amendment are available in the Office of the SelectBoard.

ARTICLE 21. To see if the Town will vote to approve the \$3,273,620 borrowing authorized by the Pathfinder Regional Vocational Technical High School District, for the purpose of paying costs of a Total Roof Replacement of the Pathfinder Regional Vocational Technical High School located at 240 Sykes Street, Palmer, MA 01069, including the payment of all costs incidental or related thereto (the “Project”), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended at the direction of Pathfinder Regional Vocational Technical High School District Roof Replacement Committee. The MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) Sixty Two and 4/100 percent (62.04%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA, or take any other action in regard thereto.

ARTICLE 22. To see if the Town will vote pursuant to Massachusetts General Law Chapter 41 Section 1B to place on the Annual Election ballot the following question:

“Shall the Town vote to have its elected Commissioner of Trust Funds become an appointed Commissioner of Trust Funds of the Town? Yes _____ No _____”

,or take any other action in regard thereto.

ARTICLE 23. To see if the Town will vote pursuant to Massachusetts General Law Chapter 41 Section 1B to place on the Annual Election ballot the following question:

“~~Shall~~ the Town vote to have its elected Recreation Commission become an appointed Recreation Commission of the Town? Yes _____ No _____”

,or take any other action in regard thereto.

ARTICLE 24. To see if the Town will vote pursuant to Massachusetts General Law Chapter 41 Section 1B to place on the Annual Election ballot the following question:

"Shall the Town vote to have its elected Tree Warden become an appointed Tree Warden of the Town? Yes _____ No _____"

,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.

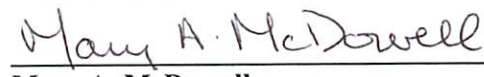
Given under our hands this nineteenth day of February in the year of our Lord two thousand and fourteen.



Louis M. Barry



Mark L. Bail



Mary A. McDowell
Granby SelectBoard

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

02-20-2014
Date



Constable