

# Granby Planning Board Minutes

**Date & Time:** 6/23/2008, 7PM

**Location:** Granby High School

**In Attendance:** H. Clement, K. Brooks, E. Evren, J. Maheu – G. Boyle.

**Absent:** D. Johnson

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Meeting opened at 7:00PM.

The Planning Board members discussed the possibility of a sidewalk in front of the Pioneer Valley Chapter 8 property. They agreed that this should be proposed to the applicants but also added that the sidewalk should be on their land as it is a State Highway.

7:30PM – Pioneer Valley Chapter 8; Public Hearing (K. Brooks recused from this discussion and vote)

Architect John Morgan presented the project to the Board. Building will be used for meetings. Typically, there will be 12 cars in the lot. Two major meetings per year are expected during which about 100 cars would need to be accommodated at the site. There are adequate spaces for these events. A permit for the sign for the facility will be sought in the future when it is designed.

Exterior details: A metal roof of 6/12 inches is proposed. All rooms will have windows that can be opened. The building will have decorative masonry (concrete block) and metal.

The architect maintained that there is no need for sprinklers as the building really consists of two separate units placed together with a continuous wall separating the two halves.

Applicants addressed the Police Chief's concerns about sight lines. The Board stressed that distance of trees and sign from the roadway must be adequate.

Highway Department expressed concerns over erosion control and stipulated that a permit should be obtained.

The Planning Board requested the construction of a sidewalk, which the Board would prefer to have on the State right of way. This will be a condition for approval.

PV8 President Frank Russell objected to the sidewalk being on the PV Chapter 8 side of the road. Jim Roper from NAFCA asked about the type of material to be used for the sidewalk. J. Maheu explained that it needs to be 4 feet-wide concrete.

The Board also looked for sidewalk around the building for access purposes, vegetation in addition of sidewalk on the road.

Propane tank will be buried. The Fire Chief is interested in the tank's location and would like ensure that it will be well protected. If the hall were to be rented for various functions that would be attended by more than 100 people, that would trigger the sprinkler rule.

With no additional questions, E. Evren made a motion to close the Public Hearing. H. Clement seconded. Approved 3-0-1 (K. Brooks recused) and Hearing closed.

7:55PM – Public Safety Building Committee

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The PSB Committee appeared before the Planning Board to present new proposals for the roof pitch. 9/12 in the front section and 5/12 in the apparatus bay section. The apparatus bay section is completely hidden behind the front section of the building. Committee also asked the Board for roof color preferences, with black, gray or green options. Gray or green appeared to be the two preferred options, to be finalized depending on the siding color.

8:30PM – Pioneer Valley Chapter 8 review

The Board reviewed the minutes from May 27, 2007 and confirmed that the applicants were already asked for a 7/12 roof pitch. This was not addressed by the architect in the new plans submitted tonight. The applicants were called back to meet with the Planning Board. They explained that they did not like a model of the building with a 7/12 pitch due added building height and expressed that they were also considering the cost of construction. Any change of this nature needed to be discussed with the Board and a waiver should have been requested. Discussion ensued about alternative approaches to roof pitch, sidewalks and trees/plants on the property and along 202.

The Board agreed to allow a 6/12 roof pitch provided that changes are made to the plan to include additional trees and vegetation on the property, and the type of trees along Rt. 202 modified to those listed on the conditional decision of the Board.

9:10PM – Administrative items discussed

9:30PM – H. Clement made a motion to adjourn. E. Evren seconded. Accepted 4-0-0 and adjourned.