

Granby Planning Board Minutes

Date & Time: 9/22/2008, 7PM

Location: Granby High School

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

Meeting opened at 7:00PM.

7:00PM – The Board had a discussion about the Public Safety Building project.

7:15PM – Continuation of Public Safety Building (PSB) Public Hearing

The Board asked the applicants whether the questions of the peer reviewer have been addressed. Applicants received the comments on Friday. They will look into the TSS calculation and pipe sizes (18 inches to 12 inches). Their engineer, who is on vacation, will respond to the concerns upon his return.

J. Maheu asked how the applicants handled the stormwater issues with the state.

There were three issues of which 2 were addressed.

The drainage basin-related questions have been addressed in the Stormwater Plan that was submitted recently. They are not sure when they will receive responses but it should be soon.

On the issue of waivers, the Board ruled as follows:

1. The Board will allow a sign that is up to 16 sqft.
2. The Board will allow the applicants to have their plans to be drawn on 30"x42" sheets.
3. Garage bay doors location not yet decided.
4. Landscape buffer strip request is accepted.
5. Landscaping: the Board requested a divider, separating the parking lot. The island will have a tree.
6. Parking lot surfaces: Applicants believe that they have plenty of parking, enough to accommodate expected traffic. There is a 50-occupant capacity for the community room. Applicants assert that crushed gravel surface, as proposed, allows extra parking space and additional drainage instead of more paved surface. The Board agrees that the said section does not need to be paved.

The Board asked about sight distance concerns. In particular, will there be warning lights to alert incoming traffic as emergency vehicles leave the premises? Applicants answered that the State generally does not allow such warning lights. There might be some examples in the State of MA but when they were allowed is not clear. The Fire Chief, R. Anderson added that if red lights are placed where the PSB is proposed another set of lights would also be needed in front of the Town Hall, causing further problems.

The Board will wait until peer reviewer's comments are received on the discussed updates. Hearing will be continued to October 6, 2008.

The Board also asked the applicants to investigate the possibility of red flashing lights, particularly because the effect on visibility of the new rotated location of the Public Safety Building. PSB Committee Chair J. Trompke asked what the threshold is on this issue to accommodate the Board's concerns. The Board responded that the threshold would be improved visibility. Fire Chief reiterated his concern that flashing red lights could end up creating a bigger problem.

D. Houle of the ZBA commented that the Town has tried to get such permissions in the past and it is almost impossible.

K. Brooks responded that the Board would like to see any documents that may exist.

Applicants will investigate and return with a response from the State.

8PM – Joint Hearing for Richard Lamoureux seeking a Special Permit and Site Plan Approval for an accessory building exceeding 1000 sqft at 123 Chicopee St.

Applicant is putting up an addition of 14'x36' to store automobiles in the garage.

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H. Clement asked whether the structure is visible from the road. Only the side of the building would be visible.

Either Board did not have any additional questions.

K. Brooks made a motion to close the public hearing. N. Zelenovic seconded. Approved 5-0-0 and closed.

8:05PM – R. Lamoureux E. Evren made a motion to approve the plan for an addition to the existing building at 123 Chicopee Street as submitted. K. Brooks seconded. Approved 5-0-0.

G. Boyle will draft a decision letter.

8:10PM – Administrative

- The Board will invite PVPC to make a presentation regarding 40R development at the Seminary property
- G. Boyle will look into files for letter previously sent to A. Kotowicz.
- Pizza Palace requested to split the existing business-zoned lot in two and rezone the vacant lot as residential. Public hearing will be called.
- Conservation Commission would like to meet with the Planning Board regarding K-Pine Estates. The meeting would tentatively be scheduled for November 17, 2008.

8:50PM – N. Zelenovic made a motion to adjourn the meeting. H. Clement seconded. Accepted 5-0-0 and adjourned.