

Granby Planning Board Minutes – September 1, 2009

Date & Time: 09/01/2009, 7 p.m.

Location: Library Granby High School

In Attendance: E. Evren, K. Brooks, J. Trompke – L. Camus, G. Boyle

Absent: C. Maheu and P. Desjardins

Emre Evren called the meeting of the Board to order at 7:10 p.m. (ET).

Administrative Duties

The Board postponed review of the minutes from the August 18, 2009 meeting until the next meeting.

Emre Evren reviewed meeting dates for the remainder of 2009. They meeting dates are

- Monday, September 14
- Monday, October 5
- Monday, October 19
- Monday, November 2
- Monday, November 16
- Monday, December 7

7:15 p.m. K-Pine Phase I Closing

George Boyle reviewed the definitive subdivision plans which show the sidewalk on the wrong side. He also inquired if there was an easement to the retention pond behind lots 15 and 16. George will research whether there are more current plans. Kevin Brooks will review Planning Board files for changes since the plans were signed by the Board. Emre Evren will review Planning Board minutes for any approvals to changes in the plans.

7:20 p.m. – Grandview Farms Subdivision Plans

Mark McClusky of Huntley Associates submitted revised plans for the Grandview Farms Subdivision. Included with the plans were a Declaration of Covenants, Restrictions, Maintenance & Easement Agreement, a Form E Covenant Agreement and Storm Water Checklists.

George Boyle explained that the street inspection fee is due before the plans are signed by the Board. Additionally, there has to be an inspector working for the Town to do inspections during construction. The list of approved inspectors can be obtained from Cathy Leonard at the Town Hall. The inspector should provide a scope of services so we know what they are going to do. Huntley is to let the Board know who the inspector will be for the project.

Also, the Town Highway Department Head will need to be notified of construction activities subject to inspection.

Mark McClusky inquired as to the deadline for all materials to be submitted to the Planning Board for Planning Board signature approval. George Boyle referred to his letter to Attorney E. Etheredge, with a copy to Huntley, dated June 3, 2009 indicating the deadline for approval of the subdivision plans is November 9, 2009. Attorney Etheredge agreed with the date of November 9, 2009 for the applicant to satisfy all Planning Board requirements.

George Boyle will let Huntley Associates know who should be the grantee on the easement and deed.

The revised plans also included a change in the name of the street from Virginia Lane to Simonich Way.

Motion was made by Kevin Brooks and seconded by Jim Trompke to approve the name change from

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Virginia Lane to Simonich Way. Motion carried 3-0.

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7:40 p.m. New Ludlow Road Zoning Change Discussion

George Boyle opened up the discussion by distributing a packet of information he had researched on the subject including a sample bylaw description of the types of use and guidelines, a list of business types, a definition of business types and statistics on manufacturing, a use regulation schedule and dimensional regulations schedule for building structures.

George added the Board would also need to consider an amendment to the zoning bylaws once a decision is made as to the type of businesses to be included in the potential zoning change.

Kevin Brooks indicated he would be talking with some residents of New Ludlow Road to get their input.

Jim Trompke contacted the Western Mass EDC regarding land use guidelines. He will follow up with the phone message he left.

The Board will review the information provided by George Boyle and continue the discussion at the next meeting.

8:10 p.m. – In-Law Apartments and Bylaws

George Boyle provided each Board member with a packet of information containing the Town of Salem, New Hampshire's in-law apartment bylaw. He stressed the need to include a definition of an in-law apartment, additional parking space, septic restrictions and a deed addendum.

Jim Trompke suggested restrictions on the size of an in-law apartment and only one electric meter. Discussion continued regarding the need for a separate egress for an in-law apartment, and what constitutes a separate unit and what is an add-on.

Emre Evren will get a copy of the Town's current gravel bylaw and send it to the Board members as an example of wording restrictions.

Emre asked George Boyle to obtain copies of the Ware and West Boylston in-law apartment bylaws.

The Board reviewed the five conditions outlined in a letter from Don Demers. Kevin Brooks will contact Don Demers to obtain more background information on the issue.

8:55 p.m. Letter on Abandoned Signs

Emre Evren reviewed a letter to Don Demers requesting his assistance in enforcing sign bylaw violations.

Motion was made by Kevin Brooks and seconded by Jim Trompke to send the letter to Don Demers. Motion carried 3-0.

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Action Items

Action Item	Person(s) Responsible	Due Date
Follow Up with Jessica Allen Regarding Report Describing Light Industrial Use	Emre Evren	09/14/09
Contact Various New Ludlow Road Residents for Input	Kevin Brooks	09/14/09
Continue Contact with Western Mass EDC Regarding Land Use Guidelines	Jim Trompke	09/14/09
Potential Land Use Suggestions for New Ludlow Road Area	All Planning Board Members	09/14/09
Draft Letter to A. Kotowicz Regarding K-Pine Phase I Subdivision	George Boyle	09/14/09
Draft Letter Regarding ANR Application for Property on Notch Place	George Boyle	09/14/09
Check for more current K-Pine Phase I Subdivision Plans	George Boyle	09/14/09
Review Planning Board files for Changes Approved by the Board	Kevin Brooks	09/14/09
Review Planning Board Minutes for Approvals to Changes in the Plans	Emre Evren	09/14/09
Contact Huntley Associates Regarding the Grantee on the Easement and Deed	George Boyle	09/14/09
Review Zoning Information Packet	All Planning Board Members	09/14/09
Send Gravel Bylaw to Board Members	Emre Evren	09/14/09
Obtain copies of the Ware and West Boylston In-law Apartment Bylaws	George Boyle	09/14/09
Contact Don Demers Regarding Background Information on In-Law Apartment Issue	Kevin Brooks	09/14/09

Motion was made to adjourn at 9 p.m. by Kevin Brooks and seconded by Jim Trompke. Motion carried 3-0.

I, Lillian Camus, certify that these minutes are true and accurate minutes from the September 1, 2009 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary