

# **Granby Planning Board Minutes – September 14, 2009**

**Date & Time:** 09/14/2009, 7 p.m.

**Location:** Library Granby High School

**In Attendance:** E. Evren, C. Maheu, K. Brooks, J. Trompke and P. Desjardins – L. Camus

**Absent:** G. Boyle

---

Emre Evren called the meeting of the Board to order at 7:05 p.m. (ET).

## Administrative Duties

The Board reviewed the minutes from the August 18, 2009 meeting.

A motion was made by Kevin Brooks and seconded by Jim Trompke to accept the August 18, 2009 minutes. Motion carried 5-0.

The Board also reviewed the minutes from the September 1, 2009 meeting. Emre Evren added wording suggested by George Boyle to clarify the Grandview Farms portion of the minutes. Additionally, the notation of Monday, September 8 being a meeting date will be removed from the minutes.

A motion was made by Jim Trompke and seconded by Joe Maheu to accept the September 1, 2009 minutes as amended. Motion carried 5-0.

The Board next reviewed the action items from the September 1, 2009 minutes.

- Action Item: Emre Evren to follow up Jessica Allen regarding report describing light industrial use. Jessica is still out on maternity leave. Emre will follow up with her upon her return to work.
- Action Item: Kevin Brooks to contact various New Ludlow Road residents for comments regarding zoning change. In progress.
- Action Item: Jim Trompke to contact Western Mass EDC regarding land use guidelines. Jim has a contact who is interested in talking with the Planning Board. Jim will invite him to the September 28, 2009 meeting.
- Action Item: All Planning Board Members to continue discussion on potential land use suggestions for the New Ludlow Road area. In progress.
- Action Item: George Boyle to draft a letter to A. Kotowicz regarding K-Pine Phase I Subdivision. Emre Evren is working with George on the wording as the language is vague.
- Action Item: George Boyle to draft a letter regarding ANR application for property on Notch Place. George drafted the letter, Emre signed it and it was mailed. Complete.
- Action Item: George Boyle to check for more current K-Pine Phase I subdivision plans. Kevin Brooks will research minutes from previous Planning Board meetings that would indicate when the sidewalk was changed to the side of the property close to East Meadow School.
- Action Item: Kevin Brooks to review Planning Board files for K-Pine Phase I changes since the plans were approved by the Board. Ongoing.
- Action Item: Emre Evren to review Planning Board minutes for approvals to K-Pine Phase I changes since the plans were approved by the Board. Kevin Brooks will research.
- Action Item: George Boyle to contact Huntley Associates regarding the Grantee on the easement and deed for Grandview Farms. Deferred to the next meeting as George Boyle was not in attendance.
- Action Item: All Planning Board members to review the zoning information packet provided by George Boyle at the last meeting. Ongoing.
- Action Item: Emre Evren to send the Gravel Bylaw to Planning Board members. Supplied at the meeting by the Conservation Commission.
- Action Items: George Boyle to obtain copies of Ware and West Boylston In-Law Apartment Bylaws. Completed

## ***Granby Planning Board Minutes – September 14, 2009***

- Action Items: Kevin Brooks to contact Don Demers regarding background information on the in-law apartment issue. Completed.

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

Emre Evren reviewed a potential plan for Neighborhood Delivery and Collection Box Units (NDCBUs) for the Grandview Farms Subdivision. More detail and discussion will follow at the next meeting.

### 7:35 p.m. Conservation Commission – Zoning Officer Gravel Permits Discussion

Dennis Houle and other members of the Conservation Commission reviewed the Town's current gravel permit process and bylaw. Discussion continued as to what Board or Commission is responsible for what part of the gravel permit process. Gravel permits are good for one year. All agreed there is a need for the process and bylaw to be updated and defined more clearly.

Emre Evren asked what the timeline was for the project. The Conservation Commission indicated the Selectboard would like to have all gravel permit holders to be in compliance by July 1, 2010.

The Planning Board, Conservation Commission and Zoning Officer agreed to meet on Monday, October 5, 2009 at 7:45 for an hour to continue the discussion.

### 8:15 p.m. – Zoning Officer/Building Inspector – ZBA - In-Law Apartments and Bylaws

Don Zebrowski and other members of the Zoning Board of Appeals discussed the in-law apartment issue. Frank Marion indicated there is nothing in the current bylaws about in-law apartments.

Don Demers indicated he receives about one phone call a week from people asking about dwelling conversions.

Discussion continued with regard to the Planning Board making provisions to allow accessory apartments, the need to include how the bylaw will be enforced, and definition of what a two family is and is not. Ludlow and Deerfield have special permits for in-law apartments.

Emre Evren asked what the timeline was for the project. The ZBA indicated it would be the same as the Conservation Commission's schedule.

The ZBA members left the meeting at 8:45 p.m.

The Board continued the discussion with Don Demers including reviewing the five conditions outlined in his letter to the Planning Board. Don Demers left the meeting at 8:58 p.m.

### 9 p.m. Letter from the Granby Gun Club

Kevin Brooks reviewed a letter he received from the Granby Gun Club regarding their interest in tearing down a small 10 x 24' shed and constructing a 10' x 100' pavilion-type building. The Gun Club is considered a private membership club.

The Planning Board discussed the request and decided to ask George Boyle if any of the Town's bylaws call for the Planning Board to consider this request. Kevin Brooks will contact George Boyle.

### 9:10 p.m. – New Ludlow Road Zoning Change

Jim Trompke inquired about the possibility of a public housing unit being constructed in the New Ludlow Road area. The Planning Board discussed the issue and will continue the discussion at the next meeting.

## **Granby Planning Board Minutes – September 14, 2009**

### Action Items

<b>Action Item</b>	<b>Person(s) Responsible</b>	<b>Due Date</b>
Follow Up with Jessica Allen Regarding Report Describing Light Industrial Use	Emre Evren	10/5/09
Contact Various New Ludlow Road Residents for Input	Kevin Brooks	10/5/09
Continue Contact with Western Mass EDC Regarding Land Use Guidelines	Jim Trompke	9/28/09
Potential Land Use Suggestions for New Ludlow Road Area	All Planning Board Members	Ongoing
Draft Letter to A. Kotowicz Regarding K-Pine Phase I Subdivision	George Boyle	10/5/09
Review Planning Board files and minutes for Changes Approved by the Board for sidewalk change in K-Pine Phase I Subdivision	Kevin Brooks	10/5/09
Contact Huntley Associates Regarding the Grantee on the Easement and Deed	George Boyle	10/5/09
Review Zoning Information Packet	All Planning Board Members	Ongoing
Ask George Boyle if any of the Town's bylaws call for the Planning Board to consider the Granby Gun Club's request	Kevin Brooks	10/5/09

Motion was made to adjourn at 9:15 p.m. by Kevin Brooks and seconded by Pam Desjardins.  
Motion carried 5-0.

I, Lillian Camus, certify that these minutes are true and accurate minutes from the September 14, 2009 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Recording Secretary