

# **Granby Planning Board Minutes – October 19, 2009**

**Date & Time:** 10/19/2009, 7 p.m.

**Location:** Library Granby High School

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

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

## 7 p.m. - Administrative Duties

The Board reviewed the minutes from the June 16, 2009 meeting. Emre will make some clarification edits to the minutes.

A motion was made by Joe Maheu and seconded by Pam Desjardins to accept the June 16, 2009 minutes as amended. Motion carried 5-0.

The Board reviewed the minutes from the September 25, 2009 meeting.

A motion was made by Pam Desjardins and seconded by Joe Maheu to accept the September 25, 2009 minutes. Motion carried 5-0.

The Board reviewed the minutes from the October 5, 2009 meeting.

A motion was made by Joe Maheu and seconded by Jim Trompke to accept the October 5, 2009 minutes. Motion carried 4-0.

The remaining administrative duties were postponed to the end of the meeting.

## 7:20 p.m. – Polish National Credit Union – Sign Change Presentation

John Lemanski of Sign Techniques, Inc. presented a drawing to replace the existing exterior Polish National Credit Union sign. The new sign would consist of a 4' high x 6'8" wide illuminated sign with a lower 16" x 80" non-illuminated ATM sign. The main sign would be illuminated internally.

Joe Maheu inquired as to the light intensity of the sign and if energy efficiency lighting could be used. The sign would have four fluorescent light bulbs which is the same as what the current sign uses. The entire white area of the new sign will be illuminated. It is hard to use energy efficient lighting with this type of sign as they will dim out sooner than fluorescent bulbs.

Joe asked John to make sure the intensity is appropriate and not too bright. John indicated his concurrence.

John Lemanski also presented a drawing for an external wall sign for the Polish National Credit Union. The letters would be constructed of formed plastic and pinned to the exterior of the building.

A motion was made by Joe Maheu and seconded by Kevin Brooks to accept both Polish National Credit Union signs as presented.

George Boyle will draft a letter to the Building Inspector indicating that the Board has approved the Polish National Credit Union signs as presented. George will also draft a letter to the applicant of the Board's decision.

Check #24825 in the amount of \$100.00 payable to the Town of Granby, drawn on the Sovereign Bank was paid by the Sign Techniques.

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## 7:33 p.m. – Grandview Farms Subdivision Plans

George Boyle reported all legal documents were reviewed by the Town Counsel and were found satisfactory. The Board also received a revised Scope of Services from Douchet and Associates for inspection services during construction.

The Board approved the plans with a notation on the plans that approval was also subject to (1) declaration of covenants, restrictions, maintenance and easement agreement, (2) deed terms, (3) easement deed and (4) covenant agreement.

Check #1167 in the amount of \$12,926.00 payable to the Town of Granby, drawn on the Bank of America was paid by the Estate of Frances M. Simonich.

Check #7062 in the amount of \$12,926.00 payable to the Town of Granby, drawn on the Chicopee Savings Bank was paid by Bertha Simonich.

## 8:20 p.m. Dennis Setzko, ACON

Dennis Setzko, project manager for the Comprehensive Wastewater Management Program being conducted by ACON, met with the Board to discuss their views on areas of the draft Master Plan involved wastewater management.

Discussion included, but was not limited to, potential uses of the former St. Hyacinth Seminary, clustered development, expansion of water and sewer, and the New Ludlow Road area.

Dennis Setzko indicated he would like to attend a Master Plan Committee meeting when discussions are centered on wastewater management. Emre Evren took Dennis' information and will talk to the Master Plan Committee about Dennis' request.

## 9:00 p.m. – Administrative Duties (continued)

Kevin Brooks distributed a copy of a memo he sent on behalf of the Board to the Granby Conservation Committee regarding the Board's comments and suggested modifications to the Earth Removal Bylaw.

The Board next discussed the letters sent by Don Demers regarding the former Holyoke Catholic High School sign and the former Texaco gas station sign.

Emre Evren distributed information the Selectboard received indicating the Town could possibly qualify for more grants for schools, etc. if the Town was certified as "green". The deadline for applications is December 7, 2009.

## Action Items

| <b>Action Item</b>   | <b>Person(s) Responsible</b> | <b>Due Date</b> |
|--|------------------------------|-----------------|
| Draft a letter to the Building Inspector indicating that the Board has approved the Polish National Credit Union signs as presented. | George Boyle                 | 10/24/09        |
| Draft a letter to the applicant of the Board's decision regarding the Polish National Credit Union signs.                            | George Boyle                 | 10/24/09        |
| Talk to the Master Plan Committee about Dennis Setzko's request to attend one of their meetings.                                     | Emre Evren                   | 10/24/09        |

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Motion was made to adjourn at 9:45 p.m. by Joe Maheu and seconded by Kevin Brooks.  
Motion carried 5-0.

I, Lillian Camus, certify that these minutes are true and accurate minutes from the October 19, 2009 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Recording Secretary