

Granby Planning Board Minutes – November 16, 2009

Date & Time: 11/16/2009, 7 p.m.

Location: Library Granby High School

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

Absent: Jim Trompke, G. Boyle

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

7 p.m. - Administrative Duties

Review and voting of the November 2, 2009 minutes were postponed to the next meeting as Jim Trompke was not in attendance at this meeting.

7:10 p.m. – Discussion – Accessory Use Apartments

The Board discussed potential bylaw wording for Accessory Use Apartments including specifying only people who are elderly, by state definition, can rent out a portion of their house to supplement their income. Also include restrictions on such things as size of apartment and whether or not a separate kitchen can be included.

Emre Evren will bring some suggestions for the bylaw wording to the next meeting.

7:45 p.m. – Discussion – Signage Bylaws

The Board discussed revisiting the current bylaws regarding signage and possibly rewrite with the goal of promoting a clearer understanding of the bylaws.

Pam Desjardins indicated she read a book on signage which contains a sample ordinance in the back of the book. Pam will retrieve the book and bring it to a future Board meeting.

Pam also suggested size of signage should be in relation to the traffic pattern and speed in the area.

The signage bylaws discussion led to further discussion on signs in violation of the current bylaws. Emre Evren will send a letter to Don Demers regarding the Holyoke Catholic sign, the Rugg Lumber sign and other signs along the Route 202 corridor.

The Board also discussed opening conversations with Robert Bolduc regarding the property he owns at the corner of Rt. 202 and Pleasant Street. Emre Evren will contact Robert Bolduc.

8:05 p.m. – Discussion – Guidelines for Signage Application Process

The Board discussed guidelines to help make the public aware of the application process and bylaws. The discussion included creating a packet of material to either hand out to people inquiring about signage bylaws and/or real estate agents who are selling business property in town.

Joe Maheu reminded the Board a similar packet was created by the Board in years past. Joe will research what was included in the packet in years past.

8:30 p.m. – Pioneer Valley Chapter 8 of the North American Family Campers Association (NAFCA)

Joe Maheu inquired as to whether or not Pioneer Valley Chapter 8 had installed a sidewalk at their new property which was indicated as a condition of the Planning Board's approval of their site plan.

Emre Evren will include the sidewalk question in his letter to Don Demers.

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8:45 p.m. – New Ludlow Road Zoning

The Board continued its discussion regarding New Ludlow Road zoning. Pam Desjardins suggested creating senior housing and then ancillary businesses would develop around it. The Board agreed the proper zoning presents an opportunity to create businesses to employ residents. Other suggestions included general business and mixed use.

Action Items

Action Item	Person(s) Responsible	Due Date
Write a letter to Don Demers regarding Holyoke Catholic signage, Rugg Lumber signage, Rt. 202 corridor signage, Pioneer Valley Chapter 8 sidewalk	Emre Evren	12/07/09
Accessory Use Apartment bylaw wording suggestions	Emre Evren	12/07/09
Research documents included previous bylaw informational packet	Joe Maheu	12/07/09
Retrieve book on signage with sample ordinance	Pam Desjardins	12/07/09
Contact Robert Bolduc	Emre Evren	12/07/09

Motion was made to adjourn at 9:05 p.m. by Kevin Brooks and seconded by Pam Desjardins.
Motion carried 4-0.

I, Lillian Camus, certify that these minutes are true and accurate minutes from the November 16, 2009 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary