

Granby Planning Board Minutes March 28, 2011

Date & Time: 03/28/11 at 7 p.m.

Location: Granby High School

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

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

7:05 pm CVS Site Plan Review and Special Permit Decision Signed

The Board reviewed the draft decision for the CVS Site Plan Review and Special Permit. Upon review of the final language by the Board, E. Evren signed the decision. The decision will be filed at the Town Hall tomorrow.

7:20 pm Preliminary Discussion on Polish Credit Union Expansion Project, Shawn Barber (Barber Associates, General Contractor)

Polish Credit Union would like to expand the building that houses its Granby Branch at West State Street. The proposed changes will affect the footprint and the elevation of the building. The remainder of the changes is related to the interior of the building, which will undergo a complete renovation. Mr. Barber explained that, according to their survey, the proposed expansion will be removed from any wetland by a distance that is greater than required in the town bylaws. They would like to proceed with the project as soon as possible.

The Board agreed that a Site Plan Approval will be required for the project, which will also necessitate a public hearing. The Board advised Mr. Barber to submit a project folder to the Town Hall so that the completeness of the package can be determined prior to the public hearing to avoid delays during and after the public hearing. Mr. Barber will deliver the package to the Board's secretary. A public hearing will be scheduled.

7:45 pm Proposed zoning bylaw change for renewable energy R&D, manufacturing and photovoltaic installations

The Board reviewed and discussed the language that was previously provided by Marcos Marrero of PVPC with regards to by-right R&D and manufacturing facilities in the Industrial zone. Board members agreed that the draft language was reflective of the Board's intent and satisfactory. G. Boyle will prepare a document that will summarize the language to be proposed to the Town Meeting, including definitions. A public hearing will be scheduled to present and discuss the bylaw amendments. For the Large-scale photovoltaic installations, the Board agreed that the "by-right" allowance should be removed. These installations should be allowed in all zoning districts subject to Special Permit and Site Plan Approval.

8 pm Draft Sign By-law Review

The Board continued to make edits to the draft sign bylaw document. Changes were marked in the draft document, which is in progress.

8:55 pm Administrative Items

The Board had a discussion regarding the participation of the town building inspector in certain meetings, particularly when matters regarding zoning bylaws are discussed. Members agreed that asking the participation of the building inspector in Planning Board meetings at a mutually agreed upon frequency, including public hearings and issues that pertain to zoning enforcement would be beneficial for the town.

Motion was made by K. Brooks to adjourn at 9:02p.m. and seconded by Jim Trompke. Motion carried 5-0-0.

I, Emre Evren, certify that these minutes are true and accurate minutes from the March 28, 2011 Planning Board meeting.

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Respectfully submitted,

Emre Evren
Chairman, Planning Board