

Granby Planning Board Minutes – May17, 2011

Date & Time: 05/17/11 at 7 p.m.

Location: Granby High School

In Attendance: J. Trompke, Kevin Brooks, P. Desjardins, C. Maheu , G. Boyle – L. Camus

Absent: L. Anderson

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

Administrative Issues

Joe Maheu noted the Board needed to nominate a Chairman, Vice Chairman, Secretary and representative on the Pioneer Valley Commission. After some discussion

A motion was made by Jim Trompke as secretary, and seconded by Kevin Brooks, to nominate Joe Maheu as Chairman, Pam Desjardins as Vice Chairman and Jim Trompke as the Planning Board representative on the Pioneer Valley Commission. Motion carried 4-0-0

The position of Secretary will be discussed at the next meeting.

Meeting Minutes

The Board reviewed the minutes from the May 13, 2011 meeting. Some changes were suggested.

A motion was made by Kevin Brooks and seconded by Pam Desjardins to approve the May 13, 2011 meeting minutes as amended. Motion carried 4-0-1. Joe Maheu abstained from voting as he wasn't at the meeting.

Bill Chapdelaine

Bill Chapdelaine reviewed the proposed new sign for the Chateau Harmony. The sign will be 64 square feet with the overall height of 13'6", lit as the current sign is lit (gooseneck lighting) and 40 feet from the road. Mr. Chapdelaine noted the current sign for the flea market is 4' high x 4' wide.

A motion was made by Kevin Brooks and seconded by Jim Trompke to approve the sign presented by Bill Chapdelaine for the Chateau Harmony building. The sign is 64 square feet, 6' off the ground and is not to exceed 14'6' in height. The Board included the condition of that the current flea market sign be taken down. Motion carried 4-0-0.

George Boyle will send a letter to the building inspector and Mr. Chapdelaine approving the proposed sign as noted above.

Mr. Chapdelaine left the meeting at 7:22 p.m.

7:23 p.m. – Polish National Credit Union (PNCU) Site Plan Review

Joe Maheu opened the public hearing at 7:23 p.m.

Kevin Brooks recused himself from the discussion and voting.

Jim Trompke noted he has a relative that works for the Polish National Credit Union and asked if the Board was OK with him not recusing himself. The Board did not have an issue with this.

Pam Desjardins read the public hearing notice.

Granby Planning Board Minutes – May17, 2011

Shaun Barber, of Barber Associates, explained PNCU would like to expand. They propose an addition the width of the existing building coming back 20 feet. The front of the building currently has a vestibule. The plans would bring the front of the building out 2 feet towards Rt. 202, even with the current building. The existing drive-up canopy will be expanded to cover the outside lane. The roof in the front will extend up to 20' and over to cover the drive-thru area. Inside of the building will be completely gutted and updated. The vault and mechanical rooms will not be touched.

Existing brick on the building will be covered with vinyl siding. The siding will be gray in color. PNCU is working towards having all their credit unions look the same.

George Boyle inquired as to the total square footage of the building. Mr. Barber replied it is 38 x 48 (not including vestibule), and they are adding 48 x 20 sq. ft.

George Boyle asked if there would be any change in parking. Mr. Barber responded no.

George Boyle asked how many parking spaces PNCU currently has. Mr. Barber responded there are 30 regular and 3 handicap parking spaces.

George Boyle asked if there would be any additional landscaping. Mr. Barber noted they would be adding some shrubs in the front.

Joe Maheu asked if any of the signs were going to change. Mr. Barber said none of the existing signs will change. The sign on the front of the building will be reused on the new façade.

George Boyle inquired if there would be any additional exterior lighting. Mr. Barber responded there would be no additional exterior lighting other than what is required by code.

Joe Maheu asked if there were any entry and exit signs at the credit union. Mr. Barber was not sure but said they could be added if required.

Jim Trompke noted the way the parking lines are marked, it is set for entry in one direction.

George Boyle asked if Mr. Barber knew what the storage area in the building as that also determined the number of parking spaces needed. Mr. Barber reviewed a drawing showing the storage areas. After discussion and review of the plans it was determined the PNCU has enough parking spaces.

Joe Maheu asked for comments from public:

No comments were made.

Mr. Barber clarified that the PNCU sides a majority of their buildings gray, but had to side one white as a condition. After discussion the Board agreed it prefers gray and would accept white as an alternate.

A motion was made by Jim Trompke and seconded by Pam Desjardins to close the public hearing. Motion carried 3-0-1. Kevin Brooks abstained from voting.

A motion was made by Jim Trompke and seconded by Pam Desjardins to approve the Polish National Credit Union's site plans as presented. Motion passed 3-0-1. Kevin Brooks abstained from voting.

Mr. Barber inquired as to when he could contact the building inspector. Joe Maheu responded he could start as soon as you receive the approval from the Board.

Jim Trompke noted that Mr. Barber could put in for the permit, but it can't be issued until the Board sends a letter to the building inspector.

Mr. Barber left the meeting at 7:42 p.m.

Granby Planning Board Minutes – May17, 2011

Administrative – continued

Town Line Auto Body

Kevin Brooks informed the Board of a call he received from Phil Chickarelli regarding Town Line Auto Body, 329 East Street. Town Line Auto Body has been operating as a preexisting nonconforming business. Kevin told Mr. Chickarelli the bylaws state if a preexisting nonconforming business is closed for two years or more it loses its preexisting nonconforming status.

Mr. Chickarelli said his client wants to continue to run the auto body shop. Kevin Brooks responded he had to prove the auto body business has not been out of business for two years.

CVS

George Boyle reminded the Board of the performance guarantee for the CVS project. The Board approved George contacting John Furman regarding a performance guarantee.

Other

The Board asked George Boyle to send a letter to the Town Administrator and Selectboard asking that they please read correspondence on Planning Board conditions prior to any substitute building inspector issuing certificates.

Minutes

Jim Trompke suggested that in order to keep up with the minutes, the Board either approve minutes the same night or at the next meeting.

After some discussion, the Board agreed to a format that would start with the agenda and include the minutes of the meeting under each section in the agenda. Joe Maheu will discuss the agenda format with Cathy Leonard.

Action Items

Action Item	Person Responsible	Due Date
Draft bylaw amendment to modify who is responsible for approving site plans (Planning Board or ZBA)	George Boyle	5/17/11
Draft a letter approving sign proposed by Bill Chapdelaine	George Boyle	5/31/11
Draft a letter to the building inspector regarding the Board's approval of the Polish National Credit Union site plan	George Boyle	5/31/11
Contact John Furman regarding CVS performance guarantee	George Boyle	5/31/11
Draft a letter to Town Administrator and Selectboard regarding Planning Board conditions and substitute building inspectors	George Boyle	5/31/11
Contact Cathy Leonard regarding new agenda format	Joe Maheu	5/31/11

Granby Planning Board Minutes – May17, 2011

Meeting Dates

The next Planning Board meeting will be Tuesday, May 31, 2011 at 7 p.m. at the High School.

Regular meetings are the second and fourth Mondays of the month.

Motion was made to adjourn at 8:25 p.m. by Kevin Brooks and seconded by Jim Trompke. Motion carried 4-0-0.

I, Lillian Camus, certify that these minutes are true and accurate minutes from the May 17, 2011 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary