



PLANNING BOARD

250 State Street

Granby, MA 01033

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Website: www.granby-ma.gov

Members: James Trompke, PCPC, Rep.
Kevin Brooks, member
Lisa Anderson, Secretary
Pam Desjardins, Vice Chair

Others Present: George Boyle
Zoning Board of Appeals
Raymond Boisjolie

Absent: Joesph Mahue and Lillian Camus

Meeting: Tuesday, October 25, 2011 @ 7:00 P.M.
385 East State Street-Granby High School-Library

CALL TO ORDER: Pam Desjardins called the meeting to order at 7:05 p.m.

NEW BUSINESS AND INFORMATION:

- Approved Minutes: August 22, 2011

The Board reviewed the minutes of the August 22, 2011 meeting.

Motion made by Jim Trompke and seconded by Kevin Brooks to approve the August 22, 2011 minutes as amended. Motion carried 4-0-1.

- Approved Minutes: October 11, 2011

The Board reviewed the minutes of the October 11, 2011 meeting.

Motion made by Kevin Brooks and seconded by Jim Trompke to approve the October 11, 2011 minutes. Motion carried 4-0-1.

Board reviewed the letter they received from Robert Kazalski requesting two 15ft. openings with a 5ft. return on each end for both lots 1 and 2 property known as 54 and 56 Ferry Hill Road, land described on Assessors Map 3-G, Parcel 13.3.

George Boyle will compose a letter to Robert Kazalski, stating that the Planning Board has approved his request for lots 54 and 56 Ferry Hill Road.

APPOINTMENTS

- 7:17 Pam Desjardin opened the Hearing for Raymond Boisjolie seeking a Special Permit (ZBA) and Site Plan Approval (PB) applicable of Section III-Regulations, 3.105.- Assessorly Uses, regarding a garage/storage/workshop building exceeding one thousand (1000) feet in area to be located at 185 Kendall Street, Granby, MA, known as Map 15-A-16.2. The meeting was posted in the newspaper for October 11th and 18th, 2011.

Mr. Raymond Boisjolie stated he is looking to build a detached garage so he can store his usual equipment, lawn mowers, snow blowers, tools, so he could clean out his 2 car garage attached to his house. Mr. Boisjolie said there will be electricity to the three car garage, probably a 220 panel with 200 amps. At this time there is no plan for a bathroom. Mr. Boisjolie at this time has no plans for the upstairs, but may plan to use it for added storage space.

Mr. Donald Zebrowski asked if Mr. Boisjolie was going to have his business there, and Mr. Boisjolie stated that he repairs furnaces, which is done at the clients houses not his home.

Mr. Kevin Brooks stated that the Planning Board had no problem with the pitch of the roof, and that it is 30 ft. off the boundry.

Kevin Brooks moved to close the hearing seconded by Frank Marion, motion carried 9-0-1 at 7:25pm.

Pam Desjarding re-opened the regular planning Board meeting at 7:26pm.

Jim Trompke made a motion to approve the petition from Raymond Boisjolie regarding a special permit for a variance for square footage, seconded by Kevin Brooks. Motion carried 4-0-1 @ 7:30pm.

OLD BUSINESS AND INFORMATION

George Boyle stated that he was waiting for Huntley Associates to contact him regarding the Book and Page from the registry. George stated that he will contact them again.

George Boyle stated that the Zoning Map information that Kathy Kelly Regan gave to Lisa Anderson, was incomplete. Kevin Brooks offered to go contact Kathy Kelly Regan and refresh her memory regarding the Town Meeting where the Town passed property

changes to the Zoning Map. These properties include Bill Porters land, Dan Darcy at All Power and Miller Street property. Once we get the Town records of the Town meeting which these updates were approved, we can then submit them to Pioneer Valley to update the Zoning Map.

Don Demers sent the Planning Board a copy of the Special Permit that the Town of Chicopee uses for an example. The Board agreed to the new application and made a few changes to it. At the top of the form should include three boxes, one for a Special Permit, one for Site Plan Review and one for Planning Board/Zoning Board of Appeals. The second change is adding a signature line to page 2 for the Zoning Board of Appeals. The Board agreed to the new permit application. George will update it and give it to Cathy Leonard and Kathy Kelly Regan.

Pam Desjardin postponed the Sign Bylaw review for another meeting date.

OTHER BUSINESS

- **New and Continued Action Items**

Action Item	Person Responsible	Due Date
George Boyle will compose a letter to Robert Kazalski regarding his approval from the Board for stone wall requests.	George Boyle	11-16-2011
Kevin Brooks will contact Kathy Kelly Regan regarding Town Meeting approval of three property changes on Zoning Map	Kevin Brooks	11-16-2011
George Boyle will contact Huntley Associates regarding registered paperwork	George Boyle	11-16-2011

ADJOURNMENT

- Motion was made to adjourn at 7:56 p.m. by Jim Trompke and seconded by Kevin Brooks. Motion carried 4-0-1.

I, Lisa A. Anderson, certify that these minutes are true and accurate minutes of the October 25, 2011 Planning Board meeting.

Respectfully submitted,

Lisa A. Anderson
Secretary