



PLANNING BOARD

250 State Street
Granby, MA 01033
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Website: www.granby-ma.gov

Members: Charles Maheu, Jr, Chair
Lisa Anderson, Secretary
Pamela Desjardins, Vice Chair
Kevin Brooks, member

Others: Lillian Camus

Absent: James Trompke, PVPC, Rep.

Meeting: Monday, January 23 @ 7:00 P.M.
385 East State Street-Granby High School-Library

AGENDA:

CALL TO ORDER: Joe Maheu called the meeting to order at 7:08 p.m.

NEW BUSINESS AND INFORMATION

▪ **Approve Minutes: December 12, 2011**

The Board reviewed the minutes of the December 12, 2011 meeting.

Motion made by Kevin Brooks and seconded by Lisa Anderson to approve the December 12, 2011 minutes as presented. Motion carried 3-0-0. Pam Desjardins abstained from voting as she was not at the meeting.

• **7:10 p.m. -James Earle**

Steven Wolf explained to the Board that they are looking for a change of use for an existing building. Mr. Wolf described the property and buildings as well as the history of use.

James Earle is planning to open up a towing and repair shop in the building.

Kevin Brooks inquired about the current signage and if it would change. Mr. Wolf noted that James Earle was interested in using part of the sign. Mr. Wolf indicated the sign is not lit and he would encourage the tenants in the building to use the space in between the current sign posts.

Joe Maheu explained that the Board will need to have a public hearing as this is a change of use. Mr. Wolf will need to bring in the site plans, lighting plans, signage

on the building, hours of operation, drawing of street sign and number of parking spaces to the Board.

Kevin Brooks asked which space Mr. Earle would use. Mr. Earle responded that he would use area noted as #3 on the plans.

Kevin counted eight parking spaces. Mr. Wolf noted there is also space on the side as well for parking.

Kevin Brooks inquired about the size of the parcel. Mr. Wolf responded it is 2.11 acres.

Kevin Brooks noted there are abutters to the property in both Granby and South Hadley.

Kevin Brooks explained the fee for site plan approval is \$200 base fee, plus 10 cents per square foot for the area being used, and \$125 for public meeting advertising and notification to abutters. The next step for Mr. Earle is to see Cathy Leonard to obtain the forms to complete and have a certified list of abutters, copies of the text on the sign, four copies of the plans

Mr. Wolf noted the current space available for a sign on building is 30 x 133 inches.

Mr. Wolf and Mr. Earle left the meeting at 7:37 p.m.

- **7:38 p.m. - Diane Kirby**

Diane Kirby reviewed her plans with the Board to open an indoor amusement park in Granby. Ms. Kirby discussed various areas in town that she is looking at along with their pros and cons, specifically in the New Ludlow Road area.

Pam Desjardins explained to Ms. Kirby that the Board is just beginning the process of discussing rezoning. Any decisions on rezoning would be at least a year away due to the process that must be gone through including public hearings, etc.

8:34 p.m. Diane Kirby left the meeting.

- **Discussion on current fence bylaw and letter from Don Demers**

The Board discussed a letter from Don Demers requesting the Board discuss the fence bylaw issue and file for an amendment to the existing language. This is in response to a letter to the Building Inspector regarding a fence bylaw.

Lisa Anderson will draft a response and bring it to the next Board meeting.

- **Model As-of-Right Zoning Bylaw**

The Board reviewed a sample bylaw for solar panels. Joe Maheu will ask George Boyle to review the model bylaw.

OLD BUSINESS AND INFORMATION

- **ANR Taylor Street**

The Board reviewed plans brought in for Lee Lalonde and determined the frontage is not sufficient to accommodate both lots. Kevin Brooks will return the plans to Lee Lalonde and explain the deficiency.

ADJOURNMENT

Motion was made to adjourn at 9:01 p.m. by Pam Desjardins and seconded by Kevin Brooks. Motion carried 4-0-0

I, Lillian Camus, certify that these minutes are true and accurate minutes of the January 23, 2012 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary