



## PLANNING BOARD

250 State Street

Granby, MA 01033

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Website: [www.granby-ma.gov](http://www.granby-ma.gov)

Members: Joseph Maheu, Chairman  
Lisa Anderson, Secretary  
James Trompke, member  
George Boyle

Others Present: ZBA members, town residents, Library committee

Absent: Lillian Camus, Pam Desjardins, Kevin Brooks

Joint Meeting with Zoning Board of Appeals: Monday, June 25, 2012 @  
7:00 P.M, Counseling on Aging Building, West State Street, Granby, MA.

**CALL TO ORDER:** Zoning Board of Appeals, Chairman called the meeting to order at 7:10 p.m. ZBA member read the hearing notice.

- The new owner of 180 Taylor Street, stated that he would like to put a 36x48 horse barn/hay barn on the back property of his (3) three acre lot. He currently has (3) three horses. It will have a gable roof.

After a discussion, the ZBA made a motion to close the hearing.

7:20 p.m. Joseph Maheu opened the Planning Board's regular meeting.

- Jim Trompke made a motion to approve 180 Taylor Street plan as submitted. Seconded by Lisa Anderson. Motion carried 3-0-0.

7:30 p.m. Joseph Maheu opened the Planning Board Hearing. Lisa Anderson read the public hearing notice.

- The discussion started with the engineer's, Garcia and Tony Seavers explaining the plans.
- The new library will be on a 4 acre parcel. It will have a 24ft. wide entrance off East State Street (Rt. 202), and will be aligned with Taylor Street to create an intersection.

- There are currently 41 parking spaces, 2 accessible. They followed the State Code. Lighting; there will be light poles through out the parking lot. Foot candles for walking. There will also be lights for security and LED Fixtures.
- The plans show 5 different exit doors but the code states they only need two exits. They are located: 1. At both ends of the conference room. 2. One in the children's section. 3. At the front main entrance. 4. One on the right hand side of building. 5. One at the overnight delivery room door.
- The building will have a sprinkler system, and fire pump.
- The well is way in the back of the property, it is a domestic well. The faucets are 50 gals. Per sq. ft., low flow 1.28 gal toilets.
- The septic tank is located in the front of the building under the pavement, and the leaching field is on the left hand side coming into the parking lot to the left. The septic is rated for 600 gallons per day.
- There will be an enclosed dumpster with a fence on the right hand side of parking lot. The electric will be all underground.
- The property will take care of all of its own rain water; there is a retention pond in the back of the building, with a runoff if necessary.
- It will have onsite a transformer and a generator behind the building.
- The entrance way is shaved off both sides of the road.

Joseph Maheu stated that the Fire Chief had written concerns, and asked if the project managers could read the concerns and explain what would be done.

1. The location of the fire dept. connection is a concern. The suction on end of drive needs to be to the left or to the right. **Answer:** We can accommodate that request.
2. Door ex-5, is labeled night delivery, and can we believe that it is also available during the day during normal business hours. **Answer:** We can move the entire connection to the front corner of the building away from the delivery area.
3. There are no marked Fire Lanes in front of building. **Answer:** We will add it to the plan.
4. Ex 6-7 no rear exit door. Fire Chief is concerned with safety. **Answer:** The code states they only need two. They have five. But we will discuss it further and see what we can agree on.
5. There is not a 360' access to the building. The sidewalks both end at the side doors. **Answer:** We don't want people to access the back of the building, due to the slope, but again we will further discuss it with the Fire Chief.

Joseph Maheu opened the meeting for questions from the public.

John Stewart asked: Can you get a bus in the parking lot? **Answer:** Yes, it includes turning radius, that will accommodate the Fire Department Trucks.

George Gifford asked: That his well is marked about 6-10 ft. off of the plans according to the GPS that he printed out today. He also believes the curvature of the road is wrong coming out of his driveway to take a left toward Lyman Street. It is too dangerous around that curve, what will be done about it? **Answer:** They are going to be shaving off the grade from 307 to 303 and that should help. The entrance will be 4' lower than what it is now. You are not going to clear cut the property, like they did with the Safety

complex are you? **Answer:** Not completely, we are leaving a large area of trees between the library leach field area and your property.

Connie Ableson asked: Are there any sidewalks in the parking lot, and why not put a door in the rear of the building for fire safety? **Answer:** The slope is too deep in the back of the building and would then require building a deck with a ramp. The back of the building is not where we want people to go because of the slope. There are no sidewalks in the parking lot.

Mona Bernelle asked: Is where the septic system, leachfield on the plan 100ft from their well across the street? Will you need to blast for the well, and who covers that a year from now when I suddenly get water in my basement from cracks? **Answer:** The septic tank and leach field are 100ft. from your well, but before they put it in, they will come on your property to measure with your permission. There is insurance that will cover any damages from blasting.

Martin Merrill asked: What is the setback from the building. **Answer:** The setback is 180' to the Street. Is the State still planning on putting in sidewalks through town, like they spoke about a few years back. CVS stated that the state said they were planning on completing that in Granby. **Answer:** We feel putting in sidewalks that go nowhere can be a liability also, so that is not our intent. This is not a Historical Road, so does that mean you can legally take down the rock walls? **Answer:** Yes, this is not a historical road so we can take down the rock wall.

Jim Trompke stated that the Planning Board will call the State to see what their intent is regarding future sidewalks in Granby.

George Boyle asked: that he calculated that the parking lot should have at least 62 parking spaces. Where did you get 41. **Answer:** We are using the State Code.

Mike Depino asked: Where is the water going? **Answer:** Everything is directed to the retention pond in the back of property, and it is designed for an overflow to go north into natural woods.

Joseph Maheu stated that we will continue the open hearing, and the project managers will come back with answers from the Fire Chief (in writing), the State regarding the curb cut, and an independent pier reviewer that has reviewed the plans of engineering, and drainage.

The Board agreed to meet again on July 16<sup>th</sup>, 2012 at 7:15p.m. at the Council on Aging Building. It is 8:35p.m.

**OLD BUSINESS AND INFORMATION: None.**

**NEW BUSINESS AND INFORMATION:**

8:40 p.m. Joseph Maheu opened the regular meeting.

**APPOINTMENTS**

Carolyn A. Parker, consulting for Cumberland Farms brought the changes the Board required. 1. 18 to 16 inches LED signs, 2. The color of signs from Red to Amber, 3. Removed sign band on front of building, green stripe, 4. Reduce the 15 sq. ft. sign over entrance. 5. The nail business will be moving to the end unit of the building and bring their existing sign with them. Jim made a statement regarding the RED BOX at Cumberland Farms, concern regarding less access on sidewalk by the handicap parking space. Jim Trompke made a motion to accept the package as presented 6-25-2012. Lisa Anderson seconded the motion, motion carried 3-0-0.

Jeff and Beth Isabelle, of Harris Street, presented a plan combining lot 2 and lot 3 into one lot. It has 445 feet of frontage and equals 9.66 acres. Jeff Isabelle wrote a check for \$125, ck # 2633. The Board signed the mylars and plans.

Scott and Virginia Wilson, of Burnett Street, presented an ANR plan that shows an 83 acre parcel, giving their daughter Sara Guzik, lot 5.4, a 3.3179 acre parcel. The septic system and leach field are to the right of the property and will allow an easement back to the original 83 acre parcel. The property is in 61A. Sara Guzik wrote a check for \$250.00 ck # 650. The Board signed the mylars and plans.

**OTHER BUSINESS**

- **New and Continued Action Items**

Action Item	Person Responsible	Due Date

**ADJOURNMENT**

- Motion was made to adjourn at 9:15 p.m. by Jim Trompke and seconded by Lisa Anderson. Motion carried 3-0-0.

I, Lisa A. Anderson, certify that these minutes are true and accurate minutes of the June 25, 2012 Planning Board meeting.

Respectfully submitted,

Lisa A. Anderson  
Secretary