



PLANNING BOARD

250 State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

Website: www.granby-ma.gov

August 13, 2012

Members: Pam Desjardin, Chairman
Lisa Anderson, Vice Chair
James Trompke, PVP
Joseph Maheu, member
Kevin Brooks, Secretary

Others Present: George Boyle

Absent: Lillian Camus

CALL TO ORDER: Pam Desjardin, called the meeting to order at 7:15 p.m.

OLD BUSINESS AND INFORMATION:

- Chuck Stone, Cumberland Farms Project Manager, asked if we would reconsider the green strip for the main building, behind the sign. Mr. Stone stated that Carolyn agreed to make the Cumberland Farms Sign above the door smaller and not have the green strip. Mr. Stone showed the Board with 5 pictures of other Cumberland Farms buildings in surrounding Towns and stated that without the strip the building doesn't look complete. The Board agreed, without the strip was not the look they wanted. After discussing the options both parties agreed to allow a 6" strip to the building, and Mr. Stone would contact the Planning Board members to go and take a look at it, if they wanted to change it after seeing it on the building, then he would agree to their changes.

Joe Maheu made a motion to accept the 6" green strip on the front of the building behind the sign. Kevin Brooks seconded. 5-0-0.

NEW BUSINESS AND INFORMATION:

- Pre-Hearing presentation by John Goddard. Mr. Goddard is from an Engineering Firm out of Westfield, MA. working for Mass West Co. Mr. Goddard presented

a drawing of the front of the main Mass West building at 50 West State Street, Granby.

Mr. Goddard stated that the office in the back of the main building will still be the offices for operations for Mass West Co. Mr. Goddard proposed the front of the building would be for 2 retail stores and a space for Subway. The parking lot in front of the main building will be 32 parking spaces, 10 for the Mass West office, 9 for Subway patrons, and the remaining for the retail offices. There will be a dumpster outback behind the main building, along with a loading area. This is a 12,200 sq. ft building.

The Board stated that this is a multi-use operation proposal. We would like to know what the Grand Plan is, future use and the use of surrounding buildings. The Board requested that when they come back for the Public Hearing that they make sure they bring elevations and sign plan, colors of building and signs, hours of operations.

Mr. Goddard did state that the sign out front is a multi-use sign, all of the retail stores, subway and Mass West signs will all go in one sign. The Board stated that he needed to show the dimensions of the sign in a diagram. Pam Dejardin asked if he could stay consistent with the front of the building, one sign is centered over the subway entrance door and a window, while the other end of the building the sign is centered over just the door.

The Board is excited that the buildings and property will be in use again, instead of being an abandoned building. The Board also requested that they get the site plans as soon as possible back to the Board so that other departments will have time to look them over and comment on them before the hearing. The Board stated that we need two weeks before the hearing, so August 27th won't work, it will have to be September 10th.

- The Board received and read the correspondence pertaining to 1 Bittersweet Lane. Planning Board members discussed the issue and correspondence and agreed that this issue does not fall within the Planning Board's purview.

James & Marylou Cassen of lower Cold Hill were present at the meeting and shared their feelings about the new addition to their neighbors home. The Cassens spoke regarding the view, and showed their anguish in losing it and their feelings that the view should belong to the community and not one residence. After sharing their concerns, the Cassens suggested that the current by-laws had sections that applied to this issue and that those sections should be enforced. Chair, Pam Desjardins, responded that at this stage it was not a Planning Board issue and she did not think the Planning Board could be of much help, it should be dealt with through the Zoning Board of Appeals. Lisa Anderson did ask George Boyle to clarify what is meant by a "Scenic Way". Mr. Boyle said it pertains to the original rock walls, width of the road, but does not mean the scenic view as in the sky, visual scenery, etc. There was some discussion as to how scenery

changes over time and several board members recalled the view of Mt. Tom that they had from childhood residences, from Cold Hill and as far into Town as the Commons and how over time has grown and changed what were years ago spectacular views. Mrs. Cassen indicated her opinion that there should be a new by-law controlling the height requirements for the trees on scenic views. The Cassens wanted to know what their next step would be. Mr. Charles Mahue suggested to them that consideration of a new by-law could be discussed and that often the beginnings of such design start with citizens such as themselves and that there is a process for citizens to draft a new by-law, and follow the steps necessary to effectuate such change.

APPOINTMENTS

- Todd Detric of 51 Pleasant Street came to discuss his proposal for changing his Transportation business to a Auto Repair Garage. Mr. Detric is planning on putting up a stockade fence approximately 35 ft. across the entire front property to hide the cars he will be working on.

The Board stated that he will need a Public Hearing. The Board requested that he bring us the hours of operation, lighting, proposed sign, a professional plot plan, elevations of garage, (which could be pictures) and landscaping. The Board is sending Mr. Detric back to Town Hall to see Cathy for an abutters list and start the process of a Public Hearing.

- The Board stated that Shaina Humphreys is not present, but would hear what is going on with the Dinosaur statues from Lisa Anderson. Lisa stated that all the information was brought before the Planning Board earlier in the summer and at that time everyone present felt it did not fall under our jurisdiction. Our only concerns were that when painted it didn't look like a sign...wordage etc.

Lisa also stated that this committee will try and raise funds from business's for the statues to go in Town, either on Town Property or a Business's property. Smaller versions will be auctioned off as a fund raiser, at the Church of Christ Dinosaur Festival on September 15th. The Church will then donate funds to our dinosaur statues from the proceeds received. The committee hopes to raise enough money from various fundraisers to purchase the first statue for the Town on Town property (which will be brought in front of the selectboard for suggestions and approval). We already have two other requests for dinosaur statues to be place in Town on their business property. The cost for the first one will be \$3500.00. The others after the mold is made will cost \$1500.00 to mold, and another \$500 for professional painting. This is about the history of Granby and the dinosaurs, and the committee hopes that the community get involved to help.

The Board is a little confused with all the Dinosaur functions going on right now, which is which. Lisa stated that the Church of Christ always does a Dinosaur Festival, this initially didn't have anything to do with the statues, but the Church agreed that it would make sense to have a booth their with information regarding

the statues. The Library, well Shaina went to the Library committee asking if they could put on another dinner at the church to help raise funds for the statues and at first they said yes, but then went and found the old dinosaur statue from the old police building, had it repaired and put it out front of the Library with hatching eggs. Again, it has nothing to do with the Dinosaur Statues to be placed around Town. The Board asked what the committee needs from the Planning Board; a letter stating there is are no issues regarding this fundraiser and that we can move forward with it.

OTHER BUSINESS

- The Board received the letter waiting from Tighe & Bond regarding the New Library that the Board approved pending issues. We are still waiting to see the Curb Cut approval from DOT.

The Board read a letter from Conservation regarding the New Library with a few issues. The Board feels it should have been brought up during the Hearing Process, not afterward. The letter is mute. Pam will contact conservation.

- The Board heard from Kevin Brooks regarding a meeting to be held Tuesday night, at Conservation regarding replacing the dam at Forge Pond way. Kevin stated that maybe some of the Planning Board members should attend.

- **New and Continued Action Items**

Action Item	Person Responsible	Due Date
Letter for approval for Dinosaur Committee	Pam	1 week

ADJOURNMENT

- Motion was made to adjourn at 8:45 p.m. by Kevin Brooks and seconded by Jim Trompke. Motion carried 4-0-0.

I, Lisa A. Anderson, certify that these minutes are true and accurate minutes of the August 13, 2012 Planning Board meeting.

Respectfully submitted,

Lisa A. Anderson
Secretary