



PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: www.granby-ma.gov

Members: Pam Desjarins, Chair
Lisa Anderson, Secretary
Jim Trompke, Member
Kevin Brooks, Vice Chair

Others Present:

Absent: Mike Pandora

Meeting: Thursday February 27 , 2014 @ 7:00 P.M. Public Hearing
10 West State Street, COA Building

CALL TO ORDER: Pam Desjardin called the Public Hearing Meeting to order at 7:00 p.m.

APPOINTMENTS

7:00 Zoning Public Hearing

8:15 ANR – Dale Merritt-Porter Street-Crescent

PLANNING BOARD HEARING:

Pam Desjardin reads the Public Hearing notice.

Jim Trompke explains the changes made to the Zoning district, changes that we heard at the last meeting from the residents and business owners had wanted the setbacks to change. The only change in Zoning 1 was the 400ft. setback.

In Zone 2 we didn't change the map at all, but add in the verbal section to allow funeral parlor, small theater and a garage under 1200 sq. ft.

In Zone 3 we changed the setback to 250 ft. and included the business's instead of spot zoning for the business's only we allowed it to carry all the residents and continue it up to the Belchertown line.

In Zone 4 we didn't have any changes in this district since our 1st Public Hearing.

Mstin Mrttill asked if we could explain the Business Park Overlay. Jim Trompke explained the overlay district on New Ludlow Road, in Zone 4.

Ms. Roberts asked in the mixed use area what is the setback. Jim Trompke explained that it is 1500 ft.

After discussing the zoning changes...Pam was asked to go through each and every Warrant one by one, so that anybody that has questions, gets the answers and understands it all before the Town Meeting on March 10, 2014. Planning Board agreed to proceed in this manner.

Bill Porter asked about Section 2.1, regarding the current zoning states that the setback starts at the center of the road. Larry Smith states that it is correct, but that statement will be changed by a vote at to nights meeting.

Terry Lajoie asked why when you take out the Municipal district, did you want to put Residential in its place.

Gail Demary asked is the common houses in the new VC zone in the setback and what happens to the common area. A little confusion regarding the common street and its houses, versus the setback in VC district.

Pam Desjardin closed the Public Hearing at 9:03pm

Pam Desjardin opened the regular meeting at 9:21pm.

ADMINISTRATIVE DUTIES:

Pam Desjardins is asking for the Planning Board to vote to get technical assistance from PVPC to help the Select Board with the RFP process for Kellogg Hall.

Motion made by Jim Trompke to approve the assistance from PVPC to help with the RFP for Kellogg Hall. **Seconded** by Kevin Brooks. Motion passed 4 in favor; 0 opposed; 0 abstained.

George Lyon, Porter street – obrenski farm...Justin Obrenski....putting the land in APR...Book 8997 page 2054.41 acres to be placed in APR located on north side crescent st and west side of porter st.

OLD BUSINESS AND INFORMATION

OTHER BUSINESS

- **New and Continued Action Items**

Action Item	Person Responsible	Due Date

ADJOURNMENT

- **Motion was made** to adjourn at 9:25 p.m. by Jim Trompke and **seconded by** Lisa Anderson. **Motion carried** 4 in favor; 0 opposed; 0 abstained.

I, Lisa A. Anderson, certify that these minutes are true and accurate minutes of the February 27, 2014 Planning Board meeting.

Respectfully submitted,
 Lisa A. Anderson
 Secretary