



PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

Members: Pam Desjardins, Chair
Lisa Anderson, Secretary
Jim Trompke, Member

Others Present:

Absent: Mike Pandora, Kevin Brooks

Meeting: Monday, March 27, 2014 @ 7:00 P.M.
10-B West State Street, Large meeting Room

CALL TO ORDER: Pam Desjardins called the meeting to order at 7:00 p.m.

APPOINTMENTS/AGENDA:

7:00 Appointment – Zoning Enforcement Officer
Discussion – Forms for better efficiency
Co-operating between agencies
PVPC's Assistant Program
Administrative Duties – Approve meeting minutes
Other Business: Cumberland Farms discussion for pump toppers
Bernier Sign

ADMINISTRATIVE DUTIES:

- Motion was made by Jim Trompke to approve the meeting minutes for 1-6-14 with the Minor changes. Seconded by Lisa Anderson. Motion carried 3 in favor; 0 opposed; 0 abstained.
- Motion was made by Jim Trompke to approve the meeting minutes for 1-27-14 with the Minor changes. Seconded by Lisa Anderson. Motion carried 3 in favor; 0 opposed; 0 abstained.
- Motion was made by Jim Trompke to approve the meeting minutes for 2-3-14 as is. Seconded by Lisa Anderson. Motion carried 3 in favor; 0 opposed; 0 abstained.

- Motion was made by Jim Trompke to approve the meeting minutes for 2-27-14 as is. Seconded by Lisa Anderson. Motion carried 3 in favor; 0 opposed; 0 abstained.
- Motion was made by Jim Trompke to approve the meeting minutes for 3-6-14 as is. Seconded by Lisa Anderson. Motion carried 3 in favor; 0 opposed; 0 abstained.

OLD BUSINESS AND INFORMATION:

- Lee Lalonde and son Chris Lalonde, came in to say they are at a stand still. They cannot get building permits to continue till they show planning board approval to building inspector.

The Planning Board signed the Plans and mylar copies. Mr. Lalonde will give Cathy Leonard a check tomorrow for \$250.00. Pam Desjardins verbally told Building Inspector to go ahead and proceed with this project.

- Cumberland Farms topper signs. We cannot approve or not approve of the topper due to no paperwork from Cumberland Farms. They will need to come back to us with drawing.

NEW BUSINESS:

- The Building Inspector Russ Ducharm, wanted to present items that has come to his attention and he is looking for direction from the planning board and to make sure we are all on the same page with the items. The following items are presented and discussed.
 1. Jerry Lavoie property/Lagouski property. His Attorney wants building inspector to say that his property is pre-existing, non-conforming property so it can be grandfathered, so the new owner can do business there. The building inspector wants us to know that this could be potentially an issue in the near future. Russ Ducharm is waiting for Attorney Ed Ryan to make a decision. Mr. Ryan told them that they needed to prove that there was a prior business. Russ Ducharm will let us know the end result.

Right now, anyone can go get a business certificate from Kathy Kelly Regan, and then she contacts the building inspector to see if he has a problem with it. It would be helpful if Kathy Kelly Regan send a copy of the business certificate to the building dept. for review before issuing a certificate.

Lisa Anderson stated that we should have a Town of Granby, Planning Board Approval stamp, so at meetings we can stamp the paperwork and then they can go to the building department with a signature sign off and the building inspector can proceed to give a permit. All members of the Planning Board agreed that this would give some sort of written approval. We will order a stamp.

2. Bread and Breakfast and home run bakery. BOH gives out kitchen, bakery permits. Russ Ducharm will contact the BOH to see where these potential home business are located.

3. Halon Plaza. The owner wants to get rid of the gold sign at the top of building, paint it white and let each business come in to the Planning Board for a new potential sign.
4. Steve Wolfe, put up a new sign that is not on his own business property. The sign is on 202, his business is on Miller Street. Gun Smith sign and Repair shop, done in red.
5. Bernier sign, needs to be addressed. Planning Board stated that the sign that got approved in 2006 by that current Planning Board, with New England sign, is not the current sign that was put up by the Bernier's. The Planning Board stated that it does not comply with the by-laws in 2006 nor does the new sign comply with the by-laws now. Russ Ducharm stated he will send a letter telling them to take it down.
6. Windmills. There are three residents wanting to put them up on their property in a residential zone. The Town does not have any by-law on this. It is like a residential solar panel. There should be height, quantity, noise and setback requirement before a permit is given.
7. MacDuffie School wants to change their Sign, the one on the corner of School Street and Rt. 202. Russ Ducharm told them that they need to come before the Planning Board for approval.
8. Warren farm on West Street, is looking to create a larger farm stand and wants 30-40 parking spaces. They can get some kind of State credit for allowing school children to visit the farm. Russ Ducharm will tell them to get a preliminary plan together and come before the Planning Board.
9. In-Law Apartments. Russ Ducharm stated that the only criteria he has in regards to an in-law apartment are the minimum requirement as follows. You must have,
 - a) One common entrance on the front of the house.
 - b) Access through the main house into the in-law apartment.
 - c) One electric, gas, water/well and sewer/septic service.
 - d) The smoke and carbon monoxide detectors must be interconnected.
 - e) One address for the property.
 - f) Can be rented to family members only.The Planning Board stated that they are fine with the criteria except for F) we already have a by-law stating you can rent up to 4 rooms to strangers, it doesn't make sense to limit the apartment to just family, once the family member passes.
10. Finish Line Auto, East Street/Ludlow Granby Line. They want to rent a bay to a mobile groomer. The groomer will park the mobile unit in the garage and work out of it.

ADJOURNMENT

- Motion was made to adjourn at 9:30p.m. by Jim Trompke and seconded by Lisa Anderson. Motion carried 3 in favor; 0 opposed; 0 abstained.

The next Planning Board meeting should be the second Monday of April 7th.

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

Respectfully submitted,
Lisa A. Anderson
Secretary