



PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: www.granby-ma.gov

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

Others Present:

Absent:

Meeting: Tuesday, April 29, 2014 @ 5:00 P.M.
10-B West State Street, Large meeting Room

CALL TO ORDER: Pam Desjardins called the meeting to order at 5:05 p.m.

APPOINTMENTS/AGENDA:

5:00 Administrative Duties
New Business:
ANR – FMJ Realty, LLC
Fees Schedule
Planning Board Forms
Goals and Objectives for the Planning Board

7:00 Discussion on Route 202 Sewer Issues

Other Business:

ADMINISTRATIVE DUTIES:

- Pam informed the Board that we need to start using the new forms from the treasurer when we pass in checks. Kevin will bring us the forms at the next meeting, the Chair can sign off on them, and Kevin will distribute copies. Lisa will scan in a copy to the computer for record keeping, and a hard copy to our files. Kevin states that we have a brand new copier to be at the new office space. Pam suggested that we look into purchase a wand scanner at some point.

OLD BUSINESS AND INFORMATION:

- Discussion on new fees. Compared to other surrounding towns such as Belchertown, South Hadley, Ludlow, Chicopee, Ware. We need to go back into old bills from to see not what was charged but the hours for the project. Kevin will check Munsing Ridge, Trout Lilly.
- Jim Trompke wanted to discuss our “conditions” process. Somehow we didn’t get to go back to the library for the burm that was not done, it wss right in our conditions, but they were able to get an occupancy permit.. A decision was made for Pam to get the following departments to a joint meeting to such as BOH, Conservation, DPW, Building Inspector.
- The Planning Board forms will be put on hold till we finish with the discussion for processes and fees.
- The Planning Boardd discussed the Economic Development Incentive Program (EDIP) and Economic Target Area (ETA) application process.

Motion made by Jim Trompke for the Planning Board to make a request for the Town to apply for the Economic Development Incentive Program (EDIP) in order to qualify to have economic target areas. **Seconded by** Kevin Brooks. **Motion passed** 4 in favor; 0 opposed; 0 abstained.

NEW BUSINESS:

- ANR, property owned by PMJ Realty, LLC. Engineer Sherman & Frydryk, LLC. Book 6591, Page 341. Lot 10 (area of 38.582+/- acres), Lot 11 (area of 2.500+/- acres) and Lot 12 (area of 7.495+/- acres) are each located on the northeasterly side of Batchelor Street, owned by Joan Partyka. Paid check# 12744 \$375.00.
- Goals and Objectives for the Planning board for the next few years.
 - do a full review and look over a few by-laws to update, such as In-law apartment.
 - go through The executive summary, Valley Growth Business Study done by UMASS Donahue Institute
 - go over the Master Plan, to make sure there isn’t anything we missed, possible update.
- Discussion on Route 202 Sewer Issues at 7:04pm. The Planning Board is here to open up the meeting to hear what you have to say regarding your needs for sewer and water.
 - What is best going to suit you or your business
 - What are you willing to pay, or are you even willing to pay
 - How can the Planning Board get behind you to accomplish it

Open discussion:

Bill, Manager from Cumberland Farms and a Town resident, wants to know how is it going to be funded.

Interall – Contraints from DEP (government) because the size of our lots and locations of our wells.

Alphabet Soup – Water is very costly due to contaminations and demanded testing monthly/yearly. The cost goes up every year.

Lou Barry (Selectmen) – This talk started due to MacDuffie conversations regarding their bad well, and their bad septic, with DEP demands to fix within a certain amount of time and their expansion will have to wait.

The price started at \$6-\$7 million, possible hook into South Hadley. The Town voted to pay \$38,000 to study South Hadley. It jumped from 6-7 million to 18 million. Looking to add water brings it up to around 40 million. The Selectmen are looking into different funding sources, such as State funding, Bonds, USDA money, money from MacDuffie. Gas was not an option.

If the septic system goes on Smith Avenue, Leo Drive then they will be able to hook in the future.

Something Catering – Just had to put in a new septic system cost \$45,000. We are very limited to water and what we can do as a business. A lot of DEP restraints.

Denis LaFluer, Happy Days – The hard water ruins your expensive equipment. Sewer priority. Wouldn't it be more cost effective to do it all at the same time.

Lou Barry – Selectmen, for water we had 2 options, develop our own well field or hook up to South Hadley.

Payment goes by tax over rides, betterments to the house or business, state funding, MacDuffie money.

Pam – if we pay a little bit now we help support the stabilization.

This is for
ADJOURNMENT

- Motion was made to adjourn at 8:00p.m. by Jim Trompke and seconded by Kevin Brooks Motion carried 4 in favor; 0 opposed; 0 abstained.

The next Planning Board meeting should be Tuesday May 13, 2014.

I, Lisa A. Anderson, certify that these minutes are true and accurate minutes of the April 29, 2014 Planning Board meeting.

Respectfully submitted,
Lisa A. Anderson
Secretary