



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
Kevin Brook, Member
Robert Sheehan, Member

Others Present:

Absent:

Meeting: Tuesday, July 8, 2014 @ 6:00 P.M.
COA , 10-B West State Street, Granby

CALL TO ORDER: Pam Desjardins called the meeting to order at 6:35 p.m.

APPOINTMENTS/AGENDA:

7:00 Administrative Duties

New Business:

Appointments:

6:10 – Lee Lalonde-ANR

6:15 – Diane Kirby

6:45 – Denis Lefleur

7:15 – K-Pine Phase II – Definitive Plans Public Hearing

Discussion/Review:

Subway

3-10-14-STM Results – AG's Office

Strategic Planning

Old Business:

Fees Schedule

Planning Board Forms

ADMINISTRATIVE DUTIES:

OLD BUSINESS AND INFORMATION:

- Diane Kirby shared a drawing of the property known as Dickenson's Farm on New Ludlow Road. The Board is asking Diane to come back to us with more definitive plans and or a sale/lease agreement from the property owners.
- Chris Lalonde is back to have his Mylar's signed, with the appropriate changes made. Board member Bob Sheehan recuses himself from the discussion since he has been hired to do work with this property. Chris Lalonde will bring in the signed copies and mylars from the planning board to Cathy Leonard with a check for \$250.00.

NEW BUSINESS:

- Denis Lafluer came before the Board to see if we would approve a 8 ft dinosaur on his new 12 ft. roof on the side of his business. The Board doesn't see an issue with putting up the dinosaur, without the ice cream in his hands, because then it becomes a sign and wont comply with our sign bylaws.

Denis Lafluer presented a new sign to the Board that would be on the left of the driveway ontop of a built roof over the deck.. Larry Smith, stated 15ft tall, 64 sq ft and 20 ft from any property line. Denis will bring a better diagram that shows exact dimensions and what it will look like.

- Dan is the building owner, along with the potential owner Roy. This building is broken into two different uses. Roy is looking to open a glass repair shop there. Larry Smith says Roy needs to come in front of the planning board to get a special permit to sell used cars.

Planning Board is closing the general meeting and opening the Public Hearing at 7:38pm.

Robert Sheehan Jr. Recuses himself from the public hearing.

Ed Chapdelain describes the subdivision plan that is being presented to the Planning Board. Ed Chapdelain is also requesting that this include his prior 5 waivers that the Board approved earlier this year. The Board granted to include the waivers.

Public comments:

118 Maximillian feels that the sidewalks are a necessity, that the street now has a lot of kids walking to the school

109 Maximillian no through street

Batchelor Street Greg Orlen, just wanted to state that this builder does a great job with the homes he builds, and the connection he has with the homeowners.

Pam stated that she got a call from a homeowner on Maximillian that had concerns regarding wear and tear with Maximillian roadway. Will the Town ask for a bond in case the road gets damaged after everything is said and done.

Civil Engineering spoke regarding water pond and runoff, detention basins.

Planning Board is closing public comments portion of the hearing but leaving the hearing open for future plan change submissions at 7:53.

Larry Smith went over the following sections. Dead/End Streets/Cu-de-sac, Retaining Wall (Station 3-6), Storm Water Drainage System, Wet Pond, other detention and retention ponds, rip rap at storm water outlets in detention ponds, storm water structures details, hay bales, Wetland culverts, Streets, Sidewalks (which they are not sure they are doing yet), Street lighting, street trees other utilities, and miscellaneous issues.

The Board suggests that Ed Chapdelaine get Larry Smiths list of concerns to the peer reviewer Gregg Newman.

Ed Chapdelaine is asking for a continuation for this hearing on August 26, at 7:00 at the COA Building.

The planning Board adjourn the hearing but left it open and re-opened at 8:26.

- Larry went over the Subway plans with the Board, and the Board will go over it and submit it to the Subway applicants. The Board is approving a special permit, site plan approval by Planning Board.
- We received The Granby Special Town Meeting of March 10, 2014. Case #7078. Warrant Articles 1-20. The Article 1-16 and 18-20 were approved but with comments. Article 17 was not approved., which is the sign by-law.

Pam is recommending that we send this to Edward Ryan for review.

- Issue regarding the house numbers on Trout Lily Way was sent to Ed Ryan also.

ADJOURNMENT

- Motion was made to adjourn at 9:45p.m. by Jim Trompke and seconded by Lisa Anderson. Motion carried 4 in favor; 0 opposed; 0 abstained.

The next Planning Board meeting should be Tuesday July 28, 2014 at the Granby Carnegie Hall Building.

I, Lisa A. Anderson, certify that these minutes are true and accurate minutes of the July 8, 2014 Planning Board meeting.

Respectfully submitted,
Lisa A. Anderson
Secretary