



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
Jim Trompke, Vice Chair
Lisa Anderson, Secretary
Robert Sheehan Jr., Member

Others Present:

Absent: Glen Sexton, Treasurer

Meeting: Monday, July 20, 2015 @ 7:00 P.M.
One Library Lane Old Carnegie Hall Library, Granby

APPOINTMENTS/AGENDA:

Appointments

7:00 Administrative Duties

7:15 Public Hearings:

For the property owned by Dan Darcy of 43 West Street, Granby, MA. for an application submitted by Roy Sabourin/Yankee Glass LLC of 39 West State Street, Granby, MA for a Special Permit under the Granby Zoning Bylaws to install an interior illuminated wall sign with a size greater than 9 sq. ft. at 39 West Street, Granby, Ma.

7:30 For properties are owned by Westover Metropolitan Development Corp. 225 Padgette St., Chicopee, MA. 01022. For seven applications submitted by Keararge Granby LLC of 480 Washington Street, Suite B110, Watertown, MA. 02472 for Special Permits and Site Plan Approvals under Section 5.99 of the Zoning bylaw for the installation of a Large-Scale, Ground-Mounted Solar Photovoltaic Installation at seven locations in Granby on properties located at:

- 184, 186, 188 East Street
- 190 East Street
- 189,193,195, 201 East Street
- 214, 218, 220 East Street
- 220R East Street
- 229R East Street
- 914 West Street (Ludlow Street Address)

Discussion:

Sewer/Water infrastructure
Master Plan update
Retaining Consultant Fees
Bylaws Update

Other Business:

ADMINISTRATION:

Robert Sheehan Jr. made a motion to accept the meeting minutes for June 8, 2015. Seconded by Jim Trompke. Motion carried 4 in favor, 0 opposed; 0 abstained.

Jim Trompke made a motion to accept the meeting minutes for June 22, 2015. Seconded by Robert Sheehan Jr. Motion carried 4 in favor, 0 opposed; 0 abstained.

Jim Trompke made a motion to accept the meeting minutes for July 13, 2015. Seconded by Robert Sheehan Jr. Motion carried 4 in favor, 0 opposed; 0 abstained.

Robert Sheehan Jr. asked Larry Smith if the Board can get a clearer invoice with his time on it, like the round table – 2 hours and date for example. Larry Smith stated that Pam had already him to start doing it.

The Board reviewed the way the Planning Board puts our fee's money, the consulting fee's and how we pay our bills. The law is completely clear on how you can charge for this fee to the individual projects.

HEARING

Pam Desjardins read the Public Hearing Notice for the Property owned by Dan Darcy of 43 West Street, submitted by Roy Sabourin/Yankee Glass LLC of 39 West State Street. Pam Desjardins opened the Public Hearing for 7:19. Roy stated that he is replacing the sign that he has there on the building now, with a smaller sign that just so happens to be a box lite sign, an 8x3 24 sq. ft. Pam Desjardins asked Roy if the sign on the building now is lit, Roy stated yes with a spot light. Robert Sheehan asked the applicant if he could use the sign with just the spot lights, Roy answered yes he could leave it the way it is now but that he wants the sign to be seen. Lisa Anderson asked Roy that Granby has a law that states that all signs need to be shut off by 11-12pm every night, so you are gaining 4 hours at the most, since you are not lighting it during the day.

The Planning Board Chair opened the Public Comments to the hearing at 7:25. Stephen Carpenter who owns land at 49 West State Street, Granby stated that he thinks that the new sign by-law is not business friendly. Dan Darcy spoke and stated that it will blend in with the other signs like it on the other business's locally. The Chair closed the public session of the hearing at 7:34.

The Chairman asked for a motion. Robert Sheehan Jr. made a motion to approve the Special Permit for the new sign for Roy Sabourin/Yankee Glass. Seconded by Lisa Anderson. Robert Sheehan Jr. – Yes, Lisa Anderson – yes, Jim Trompke – yes and Pam Desjardins – No. Needing a four vote and only receiving three, the vote fails. Larry Smith tells Roy Sabourin that now he can appeal it with a lawyer to court. Larry Smith had the Board sign the proper paperwork and will email Lisa the other paperwork and she will give it to Kathy Kelly Regan, Town Clerk.

Pam Desjardins closed the hearing at 7:37pm.

HEARING

Pam Desjardins read the Public Hearing Notice for the properties owned by Westover Metropolitan Development Corp. for seven applications submitted by Kearsarge Granby LLC of Washington Street, Suite B110, Watertown MA 02472 for Special Permits and Site Plan Approvals under Section 5.99 of the Zoning bylaw for the installation of a Large-Scale, Ground Mounted Solar Photovoltaic Installation at seven locations in Granby. Richard McCarthy asked if there is usually five members to the Planning Board, the Chair answered yes. Mr. McCarthy asked for a continuance for when the next time all five members will be here. The Planning Board offered August 10, 2015. Mr. McCarthy agreed to the date. The continuance for this hearing will be August 10, 2015 at 7:15pm here at Carnegie Hall Library, Granby.

Robert Sheehan Jr. made a motion to continue the hearing on August 10, 2015 at 7:15pm at Carnegie Hall in Granby. Seconded by Jim Trompke. Motion carried 4 in favor, 0 opposed, 0 abstained.

The Public asked if they had the right to come back at that meeting to speak. A short explanation was given to the public to clear up any confusion.

The Hearing cleared out at 7:58pm.

Mr. and Mrs. Carpenter came back into the meeting to ask Larry Smith for an explanation regarding their property on Rt. 202 next to the Polish Credit Union and what if anything they could do to get the Town to allow them in the back property to have solar. Larry Smith state as the by-laws read for Solar now it is not allowed in a business district and they would need to go before the Town meeting to get an approval or a change to the by-law.

APPOINTMENTS:

Topic	Person	Time Due
Executive Session letter to Ethics Board	Pam	Next meeting update
Check out Intern for minutes	Lisa	Next couple meeting – update talked to Lillian Camus and she is willing to do it for a little pay. Didn't have luck with intern. See what Chair would like to do at next meeting.
By-Law update from Lawyer	Pam	ASAP
Itemize Bills from PVPC	Pam	Next meeting update
Look at the AG's comments and clean it up. Our Lawyer will not get back to us.	Larry Smith	ASAP get back to us with an update
The Board asked Larry Smith to cleanup Al Kotowicz conditions regarding open space and homeowners assoc.	Larry Smith	ASAP

ADJOURNMENT

The next Planning Board meeting will be Monday August 10, 2015 at the Granby Carnegie Hall Building.

- Jim Trompke made a motion to adjourn at 9:02p.m. Seconded by Robert Sheehan Jr. Motion carried 4 in favor; 0 opposed; 0 abstained.

I, Lisa A. Anderson, certify that these minutes are true and accurate minutes of the July 20, 2015 Planning Board meeting.

Respectfully submitted,
Lisa A. Anderson
Secretary