



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
Glen Sexton, Treasurer

Others Present: ZBA Board Members, Larry Smith, Greg Orlan, Adam Gray, Willaim Lewis

Absent:

Meeting: Monday, August 24, 2015 @ 7:00 P.M. Joint Hearing with ZBA
One Library Lane Old Carnegie Hall Library, Granby

APPOINTMENTS/AGENDA:

Appointments

Administrative Duties

7:05PM Sign- Terry Johnson-Granby Historical Association – **Canceled to later date.**

7:15 PM Joint Hearing: to consider the application of Adam Gray of 261 Batchelor Street, Granby, MA for a Special Perm it under Section 3, Table 1- Schedule Of Use Regulations and a Site Plan Approval under Section 6.3 of the Granby Zoning By -Laws, to replace an existing 1800 square foot garage with a new garage of the same zize at property located at 261 Batchelor Street, Granby, MA.

7:30PM Public Hearing, to consider the application of Colonial Carpentry Innovations, Inc. of 566 Amherst Road, South Hadley, MA for a Special Permit under Section 4.63 Uses Permitted by Special Permit and Site Plan Approval in the Professional Office Overlay District, Section 6.3 Site Plan Approval and Section 5.591(1) permitting a ground sign Greater than eight (8) square feet and taller than four (4) feet, of the Granby Zoning By -Laws. The applicants proposes to operate a professional office for a small contracting company with a 5'6" tall ground sign with an overall size of 33 square feet (17.5 square foot face) on property located at 502 East State Street, Granby, MA.

8:00PM Roy Nyman – Targeted Design – **Canceled to later date.**

Discussion:

Sewer/Water infrastructure

Master Plan update

Retaining Consultant Fees

Bylaws Update

Other Business:

ADMINISTRATION:

Robert Sheehan made a motion to accept the meeting minutes for August 10, 2015. Seconded by Jim Trompke. Motion carried 5 in favor, 0 opposed; 0 abstained.

HEARINGS

- Pam Desjardins read the notice and opened the Public Hearing for Adam Gray of 261 Batchelor Street, Granby MA. at 7:10 pm for a Special Permit to replace the existing 1800 sq. ft. garage with a new garage of the same size on the property.

The Planning Board Chair opened the hearing to Public Comments. No Comments were made.

The ZBA had no comments and were all set to make a decision.

Jim Trompke made a motion to close the hearing, at 7:20 pm Seconded by Robert Sheehan Jr. . Motion carried 5 in favor; 0 opposed; 0 abstained.

The ZBA will continue their meeting and decision downstairs. Larry Smith, PVPC, asked how long to complete the project? Greg Orlen stated at least a couple of months.

The Planning Board went over the decisions provided by Larry Smith. The only change was made by Pam who suggested that we get rid of #15. Motion made, seconded by Jim Trompke. Motion carried 5 in favor; 0 opposed; 0 abstained.

Mr. Smith stated that this project needs a Special Permit since the building is over 1200 sq. ft. Mr. Gray and Mr. Orlen had no objections to the decision and conditions.

Jim Trompke made a motion to approve the Special Permit for Mr. Gray at 261 Batchelor Street, Granby MA. for his new construction of the garage with 1800 sq. ft. seconded by Robert Sheehan Jr. Motion carried 5 in favor; 0 opposed; 0 abstained.

Larry Smith will email the documents to Glen to attach to the page the Board signed tonight and Glen will bring it to Kathy Kelly Regan.

- Pam Desjardins read the hearing notice and opened the hearing at 7:35 for Colonial Carpentry Innovations, Inc. of 566 Amherst Rd, South Hadley for a Special Permit for approval in the professional Office Overlay District for a Site Plan, and permitting a ground sign greater than 8 sq. ft. on property located at 502 East State Street, Granby Ma.

The Board reviewed the site plan for the offices and the sign design and location.

Patricial LeBlanc stated that the building is being used for Professional use by appointments only. The building totals 2856 sq. ft. The Sign dimensions are Height – 5’6”, width 6’ 0” but they were wanting to put the sign back 20’ from the road. The sign is also not a box backlit sign. It is made out of wood and has their logo on it, and will be lighted from the top of the sign or bottom of ground.

Larry Smith (PVPC) stated that they would have to still go to the ZBA for a variance if they move the sign 20’ from the road.

Pam Desjardins opened the Public comment portion of the hearing at 7:57pm.

Pam also stated that she has an issue with the sign size.

John Grenier, a neighbor across the street stated that this will be better neighbors than the ones that lived there before. Mr. Grenier stated that he doesn't have a problem with the business being there or with the size of the sign.

Jim Trompke made a motion to close the public hearing at 8:04pm. Robert Sheehan Jr. seconded. Motion carried 5 in favor; 0 opposed; 0 abstained.

The Board reviewed and discussed the conditions. The changes were:

- to add on #1 a 20' setback from the property line for the sign.
- Get rid of #9, 10 and 11.
- # 19 take out completely

A motion was made by Jim Trompke to approve the Site Plan, and special permit for the sign with the condition changes that were made. Seconded by Robert Sheehan Jr. Motion carried 5 in favor, 0 opposed; 0 abstained.

● Larry Smith (PVPC), stated that the filing system we have in place has not been giving the proper paperwork to Kathy Kelly Regan in a timely fashion. It is going to Cathy Leonard and not being sent from there to the Town Clerk. Larry will talk to Cathy Leonard and setup the process.

● It was brought up that there is a property that has part of the property in South Hadley District I and the back part of the property is in Granby. The property owners want to divide the property into two lots. Jim Trompke stated that an ANR stands for Approval Not Required. That the property owners should probably go to both South Hadley and Granby with the ANR. So at least it is on record.

● Mr. Grenier asked the board if they could tell him what the definition of Professional Office Overlay means to his property. The Chairman explained the difference from what was the bylaw and the new one. Mr. Grenier stated that he wanted to sell his property to a limousine business, would that be allowed. The Chair told Mr. Grenier that yes it would if he had his office business on the property, and he could also park the limousine there also.

Tasks	Assigned to Tasks	Results-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. 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 Kotowitz conditions regarding open space and homeowners assoc.	Larry Smith	ASAP
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ADJOURNMENT

The next Planning Board meeting will be Wednesday September 16, 2015 Cont. hearing for Westover at the Granby Carnegie Hall Building.

- Robert Sheehan Jr. made a motion to adjourn at 8:50p.m. Seconded by Jim Trompke. Motion carried 5 in favor; 0 opposed; 0 abstained.

I, Lisa A. Anderson, certify that these minutes are true and accurate minutes of the August 24, 2015 Planning Board meeting.

Respectfully submitted,
Lisa A. Anderson
Secretary