



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/Treasurer
Robert Sheehan, Member

Others Present:

Absent:

Meeting: Monday, March 2, 2015 @ 7:00 P.M.
One Library Lane, Old Carnegie Hall Library, Granby

APPOINTMENTS/AGENDA:

7:00 Administrative Duties

New Business:

Appointments:

7:30 Applications submitted by Clifford Laraway (prospective tenant) of 1166 East Mountain Rd., Westfield, MA and owner Daniel Darcy of 43 West State St. Granby MA. for a Site Plan Approval and Special Permits as listed below for a Fast Food Establishment in an existing structure at 47 West State Street, Granby (also identified as Accessory Map#3D-C-27 and General Business).

- Special Permit/Site Plan Approval for a Fast Food Establishment (Zoning Bylaw Section 3. Schedule of Use Regulations)
- Special Permit for a Free Standing Ground Sign (Zoning Bylaw Section 5.59(2)(iii))
- Special Permit for two internally illuminated signs larger than nine square feet (a 15.2 square foot wall sign and a 25 square foot free standing ground sign) (Zoning Bylaw Section 5.57(2))

Discussion/Review:

Old Business:

Strategic Planning

AG's Comments-Zoning By-Law Changes

Other Business

Bylaw Update

2014 Town Report

Executive Session: M.G.L. Chapter 30A Section 21-Clause A-Sub-paragraph 1.

The Board discussed an ANR with Alan Kotowicz, of 399 George Hannum Rd, Belchertown, using Engineer/Surveyors Durke, White, Towne & Chapdelaine of 356 Front Street, Chicopee, MA.

Mr. Kotowicz owns Lot 11-A on Maximillian Drive. Mr. Kotowicz is selling a piece of this property 19,197 sf. which =.44071 acres to his neighbor who owns Lot 11-B.

Pam Desjardins and Lisa Anderson signed the ANR for Mr. Kotowicz, but even with a quorum we cannot vote and approve the ANR since Robert Sheehan has recused himself, due to doing work on both properties. We will bring the plans to Kathy Kelly Regan to be stamped and within 21 days if no one disapproves this then it is automatically approved.

CALL TO ORDER: Pam Desjardins called the hearing to order at 7:16 p.m. Lisa Anderson read the Public Hearing Notice.

Mr. Laraway stated that he is turning the Old Dentist building #47 Granby Road, Rt. 202. After discussions the Planning Board gave Mr. Laraway conditions to come back with on the plan.

1. Lighting – tell us where the lighting is, adequate light bulbs, maybe even one light on the one telephone pole.
2. Where are the utilities, such as well, sewer, grease trap, catch basin.
3. Larry will come up with the correct language regarding landscaping.
4. Directional arrows above ground entrance or exit, or arrows on ground.
5. Easement copy needed or put it on the plan.
6. Grease Trap will be put in the according to code.

Open hearing at 9:30pm. Mr. Skelskie asked about drainage and where the snow would be going. Mr. Smith stated that the building and elevations have not changed since the Bank was put in 20 or more years ago, so that is not a concern.

Robert Sheehan made a motion to continue the hearing for March 23, 2015 at 7pm. Seconded by Lisa Anderson. Motion carried 3 in favor, 0 opposed, 0 abstained.

OLD BUSINESS AND INFORMATION:

NEW BUSINESS:

ADJOURNMENT

- Motion was made to adjourn at 9:56p.m. by Robert Sheehan and seconded by Lisa Anderson. Motion carried 3 in favor; 0 opposed; 0 abstained.
- The next Planning Board meeting should be Monday March 23, 2015 at the Granby Carnegie Hall Building.

I, Lisa A. Anderson, certify that these minutes are true and accurate minutes of the March 2, 2015 Planning Board meeting.

Respectfully submitted,
Lisa A. Anderson
Secretary