



PLANNING BOARD

10 West State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

Website: www.granby-ma.gov

Members: Glen Sexton, Chair
Jim Trompke, Vice Chair
Robert Sheehan, Jr., Treasurer
Jay Joyce, PVPC Representative
Pam Desjardins, Member

Others: Lillian Camus
Larry Smith, PVPC
Terry Lajoie, Granby Historical Commission
Timothy D. Kasulinous, 61 Pleasant St., Granby
Annajeze Jones, 61 Pleasant St., Granby
Kristopher Ventura, AAH Corp.

Absent:

Meeting: Monday, September 12, 2016 at 7 p.m.

Location: One Library Lane, Top Floor, Granby, MA

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 7 p.m.

Administrative Items

Approve Bills

Glen Sexton reviewed the following invoices.

Invoice #1603 in the amount of \$156.90 from Lillian Camus for creation of the August 8 and 22 meetings minutes and supplies.

Motion was made by Jim Trompke and seconded by Pam Desjardins to approve payment of Invoice #1603 in the amount of \$156.90 to the Lillian Camus. Motion carried 5 in favor, 0 opposed, 0 abstained.

Invoice #3 in the amount of \$871.43 from Pioneer Valley Planning Commission for projects completed from April 1, 2016 through June 30, 2016.

Motion was made by Jim Trompke and seconded by Pam Desjardins to approve payment of Invoice #3 in the amount of \$871.43 to the Pioneer Valley Planning Commission. Motion carried 5 in favor, 0 opposed, 0 abstained.

PVPC – Local Planning Assistance for FY2017

Glen Sexton explained after discussions with Chris Martin and Larry Smith, it was agreed by Larry Smith to change the amount of his 2017 contract with the Planning Board. The contract runs from June 2016 to July 2017.

The Board discussed processes other towns use regarding projects submitted for approval and the expenses involved with the process which includes hiring consultants. The Board requested when Larry Smith e-mails the back up for invoices that it be listed by project.

Jim Trompke will discuss with Chris Martin the Planning Board adopting procedures in the Massachusetts General Law Section 53G Employment of Outside Consultants.

Larry Smith will send the Board the following:

- A copy of the Massachusetts General Law Section 53G Employment of Outside Consultants and samples from other towns
- Sample wording for RFPs
- Template letter for bylaw violations

Approve Minutes

Approval of August 22, 2016 Minutes

Glen Sexton asked if there were any changes to the August 22, 2016 minutes. One change was made to the minutes.

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins to approve the August 22, 2016 minutes as amended. Motion carried 5 in favor, 0 opposed, 0 abstained.

Budget

No discussion.

New Business

7:30 p.m. – Application submitted by AAH Corp., d/b/a Dunkin Donuts (tenant) of 1465 North Main St., Palmer, MA and owner Mark & Keith Halon of 324 Barton St., Belchertown, MA for a Special Permit for an internally illuminated sign larger than nine square feet (a 14.65 square foot wall sign). (Zoning Bylaw Section 5.57(2)) 77 West State Street, Granby (also identified as Assessors Map #3E-Block A-Lot 5 and zoned General Business)

Kristopher Ventura of AAH Corp. representing Dunkin Donuts, 1465 N. Main St., Palmer, MA.

Mr. Ventura explained as the franchisee of the Dunkin Donuts location in town, he would like to replace the current sign on the building with an internally lit sign for better visibility facing South.

Questions/comments from Board members were as follows:

- Was there a lighted sign there before? Response: Yes, originally it was, but it was burned out when the building was power washed and the Halons have not replaced it to date.
- The current Dunkin Donuts sign is a little less than 10 feet. The replacement is 14 plus feet.
- When the building was approved the current letters were part of the consistency of signage. I suggest you have the lighting fixed and repaint the letters. Response: The reason for the change is so people notice that Dunkin Donuts is there as it is not well lit in that area. Also, the Dunkin Donuts Corporation would like to see this change.
- When did the backlit box sign go up on the side of the building? Response: About five years ago before the bylaws were changed.
- The illuminated sign would change the consistency of the signs in the front of the building.
- An illuminated sign would change the site plan that was previously approved.
- I have not heard a reason to approve a special permit

Questions from the Public

- Not opposed to the sign provided I have reasonable accommodation to deter traffic from my backyard.

Motion was made by Jim Trompke at 7:57 p.m. and seconded by Jay Joyce to close the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

The Board continued its discussion of a special permit for an internally illuminated sign for Dunkin Donuts. After the discussion,

Motion was made by Jim Trompke and seconded by Pam Desjardins to deny a special permit to Dunkin Donuts for an internally illuminated sign. Motion carried 5 in favor, 0 opposed, 0 abstained.

The Board asked Larry Smith to send a letter to the Building Inspector regarding the backlight sign already on the side of the building.

Mr. Ventura left the meeting at 8:06 p.m.

Retaining Consultant Fees

No discussion

PVPC – Local Planning Assistance for FY2017

Glen Sexton explained that, after discussions with Chris Martin and Larry Smith, it was agreed by Larry Smith to change the amount of his 2017 contract with the Planning Board.

Larry Smith – PVPC – Survey Results

Larry Smith distributed results. Over 300 responses were received online with another 50 hard copies were received by Cathy Leonard. The 50 hard copies were not included in the results Mr. Smith presented tonight.

Mr. Smith reviewed most of the questions and answers, offering his opinion on various trends that were revealed from the surveys.

Mr. Smith noted the next step is setting up a public forum to talk about the survey results. Mr. Smith distributed guidelines and explained the process.

The Board agreed to hold the public forum on Wednesday, October 19. Mr. Smith will talk with Cathy Leonard to secure a location for the public forum.

The Board discussed ways the public will be informed of the public forum such as robocall, Public Access, the Town website, Town Facebook page and the “sandwich” sign on Rt. 202 across from Crescent Street.

Mr. Smith will take care of contacting the appropriate people to get the information on the robocall, Public Access channel, the Town website and the Town Facebook page.

Jay Joyce will contact Dave Desrosiers to add the public forum to the “sandwich” sign on Rt. 202 across from Crescent Street.

Joint Historical Commission and Historic District Commission Meeting

Terry Lavoie inquired what would be a good date for a representative of the Planning Board to attend a Joint Historical Commission and Historic District Commission meeting to discuss common projects.

Glen Sexton noted he had received an e-mail copy of the letter to the Planning Board inviting them to a joint meeting on September 8. However, he did not receive the e-mail until the day of the meeting.

After some discussion, the Planning Board agreed to send a representative to the Thursday, October 6, 2016 joint meeting of the Historical Commission and Historic District Commission. The meeting will be held at 6:30 p.m. in the upper level of the Carnegie Building.

Old Business and Information

The following were postponed:

- Discussion of property line setbacks to signage in the professional business overlay district
- Discussion of business estate lots
- Duplexes
- Sewer/Water Infrastructure
- Master Plan Update

The next Planning Board meeting will be Monday, September 26, 2016 at 7 p.m. in the Carnegie Building.

Adjournment

Motion was made to adjourn at 9:48 p.m. by Jim Trompke and seconded by Robert Sheehan, Jr. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the September 12, 2016 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary