



PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: www.granby-ma.gov

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

Others: Kristian Whitsett, Jones Whitsett Architects
Sheryl Stanton, Superintendent of Schools
Rachel Loeffler, Berkshire Design Group
Henry Barrett, Kearsarge Energy
Larry Smith, PVPC
Lillian Camus, Recording Secretary
Leslie Baran, Abutter

Absent: Jay Joyce, PVPC Representative

Meeting: Tuesday, October 11, 2016 at 7 p.m.

Location: One Library Lane, Lower Level, Granby, MA

Minutes

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

Administrative Items

Approve and Sign Decommissioning Letters for:

- Kearsarge Granby 1 LLC
- Kearsarge Granby 2 LLC
- Kearsarge Granby 5 LLC
- Kearsarge Granby 6 LLC
- Kearsarge Granby 7 LLC

The Board reviewed the decommissioning letters as noted above. The decommissioning would be funded through a letter of credit with an estimated cost of \$25,684 for each project.

Mr. Kearsarge explained his engineer computed the decommissioning amount. The price is extrapolated out 20 years. The Letter of Credit total of \$25684 is for 20 years from now. The amount is part of the decommissioning plan. The Letter of credit covers the Town. It is a time sensitive matter for us to get this settled and we would help as needed.

Board Comments

- We would like to see the detail and how they arrived at \$25,684. Response: My engineer computed the decommissioning amount. The \$25,684 is the amount it would cost for the decommissioning out 20 years.
- What happens three years from now if the company doesn't qualify for a line of credit to protect the Town? Response: I am not sure and would have to research the answer. Larry Smith explained that a Letter of Credit is difficult to use on this project. If it doesn't get renewed you have to draw upon it to decommission the project before the letter of credit expires.
- Is this something you have used before? Response: I have used this process in previous towns and projects. Mr. Smith commented that if everything goes fine there's no problem.
- I'm not comfortable with the estimate. I don't think it will cover the costs. What's involved in decommissioning? Do you deduct the salvage value? Response: The salvage value is deducted. Mr. Smith urged the Board not to accept a deduct of the salvage value. The amount is supposed to be the value of the project minus recycling costs.
- We also don't know what portion of the materials is considered hazardous.
- Suggest we take time to go over the document and get it to Attorney Ryan and whatever resources we want to pull in. Table it for now.
- Suggest we talk with the Building Department regarding enforcing the provisions the Board placed on various projects.
 - Glen Sexton will send an e-mail to the Building Inspector.

Motion was made by Pam Desjardins and seconded by Robert Sheehan, Jr. to table the letter of credit for now and revisit after the Board has had time to review and understand the documents. Motion carried 4 in favor, 0 opposed, 0 abstained.

New Business

Hearing:

Tuesday, October 11, 2016 at 7:15 p.m. in the Old Carnegie Library (Bottom Floor Meeting Room), 1 Library Lane, Granby, MA to consider the application of the Town of Granby, 10-B West State St., Granby, MA for a Site Plan Approval as required under Section 6.3 of the Granby Zoning Bylaw. The applicants propose to construct an addition and renovations to the Granby Elementary School – East Meadow School including associated parking and site improvements on property located at 393 East State Street (Assessor's Map 9, Parcel B-13) which is located within the Residential and Professional Office Overlay Zoning Districts.

7:31 p.m. Glen Sexton opened the Public Hearing

Kristian Whitsett and Rachel Loeffler presented the plans for the addition and renovations to the Granby Elementary School, requesting Site Plan Approval from the Planning Board.

Questions/comments from the public were as follows:

- The traffic on Rt. 202 travels at a very fast pace and doesn't always slow down for the flashing yellow signs near the school.

Questions/comments from Board members were as follows:

- How many parking spaces can you accommodate for drop off? Response: 18.
- Currently, there are 15 parking spaces and you are adding more due to the additional grades. Response: 55 total spaces.
- Will you have signage stating visitor parking, etc.? Response: Yes.
- We have a concern regarding the Energy Efficient Parking onsite. Response: We are aiming for a LEED certification. We are working through the details to add conduit for the charging stations.
- How does that work? Who pays for the charge? Response: There's money coming in to defray the cost.
- You may want the charging station because you are encouraging your staff to use the charging stations. In that case, you might want to put the spaces in the back and not use up the parking in the front of the building. Response: We need to look at LEED to see what they require. We are not installing the charging station. We are just bringing the conduit to it.
- Sidewalks – Mass DOT is looking at Complete Streets. That includes sidewalks, crosswalks, bike lanes. The Town should be talking with the Mass DOT to work with them on Complete Streets, especially by the school.
- Possibly eliminate the sidewalk off Maximilion at the front of the school property. It should be closer to the drop off parking area.
- Should have a sidewalk for kids if the parent drops the child off near the beginning of the parking area close to the road. Consensus was to leave the sidewalk as is noted on the plan dated 10/11/16.
- Suggested redoing the traffic study to cover when the kids are getting out of the school in the afternoon, not later in the day when hardly anyone is there.
- Are there procedures that will be in place? A police officer? Response: Yes. Officer White helps us at the beginning of the school year. We send out regular reminders to parents. The police are on Rt. 202 occasionally.
- The Board is very concerned about traffic crossing lanes to get into the school. Can the flashing lights be moved out to give more time for people to slow down? Whatever is done is done towards the safety of the children and parents.

- Who did the traffic study? Response: Berkshire Design. The traffic study gives you the counts.
- What are the standards for the flashing lights? Response: The state gives you guidelines.
- Does Mass Schools have any requirements? Response: They refer to whatever the Mass DOT requires.
 - Rachel Loeffler will check with Mass DOT regarding the requirements for the flashing lights.
- I don't see anything here from the Chief of Police. I would want to see a sign-off from the Chief of Police that he is satisfied or is taking other precautions.
 - The Board wants an amendment to the traffic study and a sign off from the Chief of Police who is the Public Safety Officer.
- Has Mr. Desrosiers curbing concerns been addressed? Response: Yes.
- Has the Highway Department or whomever addressed the concrete issue and salt in the winter issue? Why did you go with concrete? Response: The School Committee requested a more finished look for the front of the building so we went with concrete.
- When the plows are going through the parking lots and the overspray goes on the sidewalks are they using a product that is safe to use on the concrete sidewalks? Response: I talked with Dave Desrosiers about that today. Do you want to hear something about that at the next meeting?
 - The Board would need a letter from Dave Desrosiers stating he is OK with the changes.
- I understand the well has been moved. Response: The Fire Department does exercises out near the well including using foam.
- How does that affect the water quality? Response: Zone 1 is 276 ft. . Two existing wells in front of school are 232 ft. They will be used for irrigation only. Zone 2 (IWPA) is in the area the Fire Department uses. We have asked the well company to look at that issue.
- The Board of Health brought up the issue of the effect on the subdivision.
 - Kristian Whitsett will check to see if Sanbornhead has met with the Board of Health and resolved their issues.
 - This Board needs to reach out to the Board of Health to make sure they are OK with the changes. Larry Smith will follow up with the Board of Health.
 - Who reviews the storm water runoff? Response from the Board: We let the applicant choose who will do the peer review. Response: No one has asked us for a peer review. Response from the Board: The Board would like a peer review completed by an outside firm.
- Do you have a plan for the clean out of the catch basins on the property? Response: We will.
 - The Board suggested the Fire Department stop training fire suppression with foam on the school property.
- Do you have staging areas for the worker parking? Response: That will be included in the contractor's plans.
- The Board will want to see an operational sequencing plan once a contractor is selected. Who is your project manager? Response: Colliers is the Owners OPM.

- What restrictions are there about hours of work? Response: We have given the contractors specific times when they can do testing.
- How will the testing distract the students? Will the contractor will put together a plan? Response: Yes.
- How long will it take for you to pull all this together? Response: As soon as the peer review of the storm water is done.
 - Jim Trompke will provide Kristian Whitsett with a list of preferred peer review people.
 - The continued discussion for the Site Plan Approval will be scheduled for the October 24 meeting.
- Will you have an entrance sign for the Elementary School? Response: There is an entrance sign planned which matches the high school sign. Some people have expressed a sign that can display messages. Would we have to get a special permit for that sign? Response from the Board: Yes, submit it as a special permit for the sign.
- Will there be signage on the building or elsewhere besides the entrance sign? Response: Yes there will be letters “Granby Elementary School” on the building, not lit.

Planning Board closed the public input portion of the hearing and then discussed.

A motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins to continue the discussion at the Board’s October 24, 2016 meeting at 7:15 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.

The Board opened the regular meeting at 9:30 p.m.

The Board discussed upcoming meetings and topics to be discussed at those meetings.

Old Business and Information

- 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, October 17, 2016 at 7 p.m. in the Carnegie Library.

The next regularly scheduled Planning Board meeting will be Monday, October 24, 2016 at 7 p.m. in the Carnegie Library.

Adjournment

Motion was made to adjourn at 9:48 p.m. by Pam Desjardins and seconded by Robert Sheehan, Jr. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the October 11, 2016 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary