



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
Thomas Fancy, Sherman & Frydryk
Jeff Squire, Berkshire Design Group
Lois Pare
Barbara LaFrance
Denise Turcotte

Absent:

Meeting: Monday, October 17, 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

Invoice #1604 in the amount of \$115.05 from Lillian Camus for creation of the September 12 and 26 meetings minutes.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve payment of Invoice #1604 in the amount of \$115.05 to the Lillian Camus. Motion carried 5 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of September 26, 2016 Minutes

Glen Sexton asked if there were any changes to the September 26, 2016 minutes. A few changes were made to the minutes.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve the September 26, 2016 minutes as amended. Motion carried 4 in favor, 0 opposed, 1 abstained.

Approval of October 11, 2016 Minutes

Glen Sexton asked if there were any changes to the October 11, 2016 minutes. A few changes were made to the minutes.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the October 11, 2016 minutes as amended. Motion carried 4 in favor, 0 opposed, 1 abstained.

Budget

No discussion.

Kearsarge

The Board discussed questions received from Attorney Ryan. Glen Sexton will schedule a meeting with Attorney Ryan to discuss Kearsarge.

New Business

ANR – Aldrich Street

James White reviewed plans to add Lot 5A to the 60 Aldrich Street. Located on the Southerly side of Aldrich Street and being known as #60 Aldrich Street, Assessor's Map 1, parcels 11 and 11.2.

The Board approved the ANR as presented.

Check #1058 received on Peoples Bank from James S. White in the amount of \$250.00.

ANR –Cold Hill

Robert Sheehan, Jr. recused himself from the discussion and left the building.

Thomas Fancy described the reconfiguration of proposed lots 1-8 on the easterly side of Cold Hill approximately 127' southerly of Cold Hill Drive, including Estate Lots 3 and 4, and reconfiguration of the existing lot at 11s2R Cold Hill.

The Board approved the ANR as presented.

Check #14339 received on the Monson Savings Bank from Sherman & Frydryk, LLC in the amount of \$1,000.00.

Hearing

7:32 p.m. Glen Sexton opened the Public Hearing

Consider the application of the Children First Enterprises, Inc., 40 Pleasant Street, Granby, MA for a Site Plan Approval as required under Section 6.3 of the Granby Zoning Bylaw. The applicants propose to expand their existing childcare facility by constructing a new building addition, expanded parking and related site improvements on property located at 38 and 40 Pleasant Street (Assessor's Map 3C-C, Parcels 14 7 17) which is located in the Residential and Mixed Use Development Overlay Districts.

Jeff Squire presented plans to expand Children First Enterprises, Inc. existing childcare facility by constructing a new building addition, expanded parking and related site improvements, requesting Site Plan Approval from the Planning Board.

Questions/comments from the public were as follows:

- Frank Marion – What zoning are you going by? Mixed use? Is that where the specs, etc. are coming from? Response: Jeff Squire - We are considering this a residence with regard to zoning. Larry Smith - The parcel this is going on is not mixed use.
- Frank Marion – I agree with the setbacks but am still wondering what criteria you are using regarding lighting, parking, etc. If you are using mixed use I have some concerns. If you are using mixed use then we have to go to the Zoning Board. Response: Larry Smith - The Board, at its discretion, can apply residential use district rules to which you can add regulations.
- Frank Marion – What criteria is being used for the amount of parking spaces per square footage of the area? Also, in the overlay area, the parking is not to be used in the front of the building. It is supposed to be behind the building and only by special permit. Response: Jim Trompke – In the overlay that's true, but this is preexisting. The new piece falls into the residential district. Pam Desjardins – The Board's job is to deal with the setbacks, etc.
- Frank Marion – If they have an event there is parking up and down Pleasant Street. Response: Pam Desjardins – One of your concerns is when they have events, which happen how often? Frank Marion – Quite frequently and there is a problem with the busses. Pam Desjardins – The busses should be resolved with the new layout. How often do they have special events? Frank Marion – Every holiday, graduations, open houses, about 24 a year or about twice a month. Jeff Squire – I only know of a parent/teacher night and Thanksgiving which could cause an issue. Jim Trompke – On street parking is an issue? Frank Marion – Yes
- Frank Marion – Lighting is an issue as well. Have they submitted a plan to you regarding lighting? Response: Jim Trompke – I haven't seen a plan yet. Jeff Squire – We didn't do a photometric for this. We are utilizing the same type of lighting as in the existing building.
- Frank Marion – Other than the size of it and fitting in the neighborhood I don't agree. I think it's too large. Where it's zoned they are saying it is residential, but they are educational. If they are doing it in a residential area they should pay taxes.

- Lois Pare – My concern is the kids coming into my yard. I have a barn and a pool and have safety concerns. I request a fence. It's a safety issue.
- My property abuts the same way as Lois and I have the same issues. We have an in-ground pool which is even more concerning. We need something to stop the kids.
- Lois Pare – The kids are also getting into the brook.

Questions/comments from Board members were as follows:

- How old are the kids at the school and the ones in the yards? Response: Preschool, school age kids as part of an after school program.
- Isn't this a daycare center? A daycare center is a school? Response: They do teach classes.
- Isn't it a state law that a daycare facility has to have a fence? Response: Depending on age ranges there are licensing requirements.
- I have an issue with the owner not being here. You are trying to answer operational questions. Response: I know she is pretty busy.
- Will there be any signage? Response: There is fence around a large portion of the property with signs.
- Is this area being used for the older kids? Response: It's a combination.
- Does this property abut Circle Drive and AllPower? Response: Yes.
- To sum it up we are looking for answers about on-street parking, lighting, safety of kids wandering off property and the fact it doesn't fit the neighborhood.
- How many people will be parking at the site for the day? Response: There is enough parking now for all their staff plus four visitor spaces. And, they're not all there at the same time. The addition will add four more employees. Right now there are 16 spaces and they are adding four more. There are two handicap spaces.
- Larry Smith - The roundtable review went very well. Dave Desrosiers confirmed the storm water system can handle the impact. In fact, it will lessen the impact.
- Are the participants of the roundtable review providing us with letters? Response: Larry Smith - Not that I know of.
- What will be the hours of operation? Response: 7 a.m. to 3:30 – 4 p.m.
- I would like to see the photometric results. Response: The original company went out of business so our engineers used the specs from the existing lights for the addition. It would be difficult to get a photometric at this time. Outside lighting is not on when the building is empty. There are eight outside lights altogether.
- If this were approved how long will it take? Response: Their goal is to get foundation this Fall/Winter with a finish by summer.
- What is a reasonable drop dead date? Response: I don't know what their drop dead date is. They already have a general contractor on board.
- We would want the contractors to provide us with a schedule. Response: We can certainly provide it. We have Conservation approval next week. My concern is being delayed a couple of weeks to wait until the next hearing. All the contractor's work has to be contained in the existing lot.
- What will be done regarding snow removal? Do they have to move it off site or will they reduce the number of parking spaces available? Response: The Board can put a

condition that all parking spaces need to be available year round.

The Board discussed answers and changes in the Site Plans they would need at the next meeting. Those included

- A construction schedule
- A copy of letter from peer review through the Conservation Commission subject to our approval
- Start and end times and days of the week of operation
- Add a fence for the safety of kids
- Parking spaces available year round especially with respect to snow

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

A motion was made by Jim Trompke and seconded by Pam Desardins to continue the hearing to 6 p.m. on October 24. Motion carried 5 in favor, 0 opposed, 0 abstained.

Hearing

Consider the application of owner Robert Hislop, Belchertown, MA for a Special Permit as required under Section 5.10.5(3.) (Village Center District Signs) and Section 5.595(1) (Signs – Special Situations). The applicant proposes to construct a ground sign 30 inch by 90 inch advertising the “Vintage Barn” on property located at 216 State Street (Map 8B-B-1.1) which is zoned Village Commercial District (VC).

Pam Desjardins recused herself from the discussion and left the meeting.

8:55 p.m. Glen Sexton opened the Public Hearing

Robert Hislop presented plans to construct a ground sign 30 inch by 90 inch advertising the “Vintage Barn”, requesting a Special Permit from the Planning Board. The sign was moved by Lisa from her business in Belchertown. Mr. Hislop noted that less than a quarter of a mile away is a similar sign.

Questions/comments from the public were as follows:

- Frank Marion – I have questions regarding the shed, canopy and shed in back of the building. I believe there are bylaws regarding the setbacks. I’ve had calls from residents in town asking how they can get away with all this and has there been a change of use. Response: There isn’t a change of use from the consignment shop. It is still retail.
- Robert Hislop - Are you saying a 12 square foot sign doesn’t need the Board’s approval? Response: Yes. But, the Building Inspector will be looking at other parameters.

Questions/comments from Board members were as follows:

- Was a permit applied for? Response: I don’t believe Lisa applied for a permit.
- With regard to the note regarding a similar sign, the sign may have been in a different zone.
- If you are looking to put up a sign that doesn’t meet the criteria you have to apply for a

special permit. Response: I gave Cathy Leonard \$200. I filled out an application.

- My concern is the sign is already up.
- How many signs are on the building? Response: No other one.
- For this particular hearing we are only talking about a free-standing sign.
- We would need drawings, relation to property lines.
- You should review the sign bylaws and tell us how a sign will or will not confirm with size, illumination, set back from property lines. We can approve special conditions; however, if it's closer to the property line than what is allowed, then it goes to the ZBA. Note from Jim Trompke – Having to go to the ZBA was taken away when we redid the zoning bylaws.
- I would like to see more information regarding where the sign will be installed and lit.
- We are catching a lot of heat around town about places not obeying the bylaws.
- The sign will need to be taken down. Reference: Zoning Bylaw, page 86 paragraph 5.10.5 Ground Signs, sub paragraph 3.c.

A motion was made by Jim Trompke and seconded by Jay Joyce to deny the application because it doesn't meet the minimum square footage. Motion carried 4 in favor, 0 opposed, 1 abstained.

Planning Board closed the public input portion of the hearing.

The Board opened the regular meeting at 9:26 p.m.

All Town Storage

The Board discussed All Town Storage and their current expansion.

Unpaid Invoices

Glen Sexton reviewed monies owed for fees from previous hearings going back a year. Glen will review the unpaid invoices and prices listed in the Subdivision Regulations with Cathy Leonard.

Old Business and Information

Westover Metropolitan District Commission (WMDC)

Glen Sexton is still working with Michael Bolton of the WMDC on a date when he can meet with the Planning Board.

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

Westover Metropolitan District Commission (WMDC)

Next Meeting

The next Planning Board meeting will be the Master Plan Public Forum on Wednesday, October 19, 2016 at 6 p.m. at the Granby Jr./Sr. High School Cafeteria.

The next regularly scheduled Planning Board meeting will be Monday, October 24, 2016 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made to adjourn at 9:50 p.m. by Robert Sheehan, Jr. and seconded by Pam Desjardins. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the October 17, 2016 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary