



PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

Members: Jim Trompke, Vice Chair
Robert Sheehan, Jr., Treasurer
Jay Joyce, PVPC Representative

Others: Lillian Camus
Larry Smith, PVPC
Frank Marion
Jeff Squires, Berkshire Design Group
Donna Denette, Children's First
D'Linn Healey, Children's First Board
Chris Weatherbee, Children's First Board

Absent: Glen Sexton, Chair
Pam Desjardins, Member

Meeting: Monday, October 24 2016

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

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 6 p.m.

Administrative Items

Approve Bills

No bills to approve.

Approve Minutes

Approval of October 17, 2016 Minutes

Jim Trompke asked if there were any changes to the October 17, 2016 minutes. A few changes were made to the minutes.

Motion was made by Jay Joyce and seconded by Robert Sheehan, Jr. to approve the October 17, 2016 minutes as amended. Motion carried 3 in favor, 0 opposed, 0 abstained.

Budget

No discussion.

New Business

Hearing

6:05 p.m. Jim Trompke opened the Public Hearing

Cont'd: 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 responded to questions raised by the Board at their previous meeting. Those included

- A construction schedule
 - The construction schedule is November, 2016 through August 1, 2017
 - Working Hours will be 7 a.m. to 5 p.m. Monday through Friday, 7 a.m. to 5 p.m. on Saturday, nothing on Sundays or state recognized holidays
 - Demolition begins November 2016
 - They have a demolition permit from town
 - They have filed with EPA
 - They plan to have the foundation in before winter, then carpentry through winter months
 - After that they move inside, insulate the buildings, work on windows, start rough on mechanicals in February, with work ending August 1, 2017
 - A construction fence will go up throughout the duration of the project to separate the project from the Children's First.
- A copy of letter from peer review through the Conservation Commission subject to our approval
 - Mr. Squire received comments from Greg Newman, who is the Peer Reviewer. He replied to Mr. Newman but hasn't received a response back yet. Most of Mr. Newman's questions involved where numbers came from. Mr. Newman wanted to be sure this property was not receiving water from other properties. Mr. Squire left a copy of his response letter to Mr. Newman with the Board. Storm water is also being reviewed. Mr. Squire hopes to have Conservation approval at their meeting tomorrow evening.
- Add a fence for the safety of kids
 - In some form or another there currently is fencing, stockade, chain link, vegetation. A lot is hidden in the brush.
 - Donna Denette noted as far as she knows the kids the abutters mentioned who were trespassing on their property are not kids from Children's First.
- Parking spaces available year round especially with respect to snow
 - Mr. Squire has submitted a revised plan. Snow removal will be hauled offsite. All parking spaces will be available.

Questions/comments from the public were as follows:

- Frank Marion – I'm still concerned about the on street parking. Response: We have special events twice a year - Tuesday before Thanksgiving from 11 a.m. to noon and Parents' Night which is the second or third week of September with about 30 cars that come for that night. We try to get as many as we can to carpool, park in parking spaces at Dunkin Donuts or Florence Bank. Also, some residents let people park in their driveways. Police are aware of the events.

Questions/comments from Board members were as follows:

- What about a fence around the construction? Response: A full construction fence is planned for the exterior.
- Most noisy work will be during the time most people's windows are closed.
- Are there any wetlands the kids can get into on the property? Response: No.
- Are there any signs on the property? Response: Yes, ground directional signs only.

A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to close the public hearing. Motion carried 3 in favor, 0 opposed, 0 abstained.

6:27 p.m. - Planning Board closed the public input portion of the hearing and then discussed.

A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to approve the site plan subject to conditions. Motion carried 3 in favor, 0 opposed, 0 abstained.

Charges to be billed to Children's First:

- Site plan without special permit - \$200 plus .10/sq. ft. – estimated 20,00 sq. ft. of area approved
- Public Hearing Notice - \$50 plus actual cost of postage to send letters to each abutter
- Actual Cost of Advertisement unless billed directly to applicant by newspaper

Action Item:

Larry Smith to send Findings and Conditions document to the Board. Robert Sheehan, Jr. to file the Findings and Conditions, along with the signed signature sheet with Kathy Kelly Regan.

Bylaw Changes

The Board discussed possible changes to the bylaws. Those included amending the cost of Site Plan and Special Permits to three tiers:

- \$400 plus \$.10/sq. ft. for small projects
- \$800 plus \$.10/sq. ft. for medium projects
- \$1,200 plus \$.10/sq. ft. for large projects

Determination of sizes for small, medium and large projects will be discussed at a later meeting.

Other bylaw changes discussed were:

- Creating estate lots for developments
- LED lighting

Hearing

7:15 p.m. Jim Trompke opened the Public Hearing

Cont'd Discussion- 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.

Jim Trompke noted the Board has a request from the applicant to continue the meeting to November 14, 2016 at 7:15 p.m.

A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to continue elementary public school hearing as requested by the applicant to November 14, 2016 at 7:15 p.m. Motion carried 3 in favor, 0 opposed, 0 abstained.

Ed Houleberg – American Legion - Improvements

Mr. Houleberg was not able to attend the meeting and will reschedule.

Building Inspector

The Board discussed inviting the Building Inspector to the November 14 meeting.

Action Item – Glen Sexton will invite the Building Inspector to attend the November 14 Planning Board meeting.

Granby Elementary School

Jim Trompke discussed Chris Martin's request for the Board to send him a letter requesting feedback from Police, Fire and DPW regarding any issue and concerns with the elementary school project. The Board agreed to send a letter.

Action Item - Jim Trompke will send a letter to Chris Martin requesting feedback from Police, Fire and DPW regarding any issues and concerns with the elementary school project.

Old Business and Information

Business Estate Lots

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

Jim Trompke reviewed the discussion behind the Cold Hill estate lots request.

Action Item – Jim Trompke will send a letter to approve the three estate lots.

Other Old Business

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

Action Items

Item	Responsible Party	Due Date
Send Findings & Conditions Document to Planning Board	Larry Smith	10/26/16
Invite Building Inspector to November 14, 2016 Planning Board Meeting	Glen Sexton	10/27/16
Letter to Chris Martin requesting feedback from Police, Fire and DPW regarding any issues and concerns with the elementary school project	Jim Trompke	10/27/16
Letter approving the three estate lots on Cold Hill	Jim Trompke	10/28/16
Contact Michael Bolton of WMDC to attend Planning Board Meeting	Glen Sexton	10/28/16

Next Meeting

The next Planning Board meeting will be Monday, November 14, 2016 at 7 p.m. in the Carnegie Library.

Adjournment

Motion was made to adjourn at 8:06 p.m. by Robert Sheehan, Jr. and seconded by Jay Joyce.
Motion carried 3 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the October 24, 2016 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary