



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
- Others: Ed Houleberg, Granby American Legion
Henry Clement, Contractor
Dave Desrosiers, Highway Dept.
William Lataille, Granby Public Schools
Andrew Bernstein, Kearsarge Energy
Helen Fantini, Jones Whitsett Architects
Mark Darnold, Berkshire Design Group
Ed Chapdelaine, DWTC/K-Pine Estates
Alan Kotowitz, K-Pine Estates
Larry Smith, PVPC
Lillian Camus
- Absent: Pam Desjardins, Member
- Meeting: Monday, November 14 2016
- Location: One Library Lane, Top Floor, Granby, MA

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 7:02 p.m.

Administrative Items

Approve Bills

Invoice #1605 in the amount of \$247.50 from Lillian Camus for creation of the October 11, 17, 19 and 24 meetings minutes.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve payment of Invoice #1605 in the amount of \$247.50 to Lillian Camus. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of October 24, 2016 Minutes

Glen Sexton asked if there were any changes to the October 24, 2016 minutes. One change was made to the minutes.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the October 24, 2016 minutes as amended. Motion carried 3 in favor, 0 opposed, 1 abstained.

Budget

No discussion.

New Business

Ed Houleberg – American Legion - Improvements

Mr. Houleberg explained the Granby American Legion will be repaving their parking lot in Spring 2017. At the same time they would like to pour a concrete pad in the grassy area adjacent to the parking lot. A tent would be installed over the pad. Mr. Houleberg is looking for direction from the Planning Board regarding the process needed for the Board to approve the concrete pad project.

The Board explained the concrete pad did not need their approval. If they were going to put a building on the concrete pad the Board's approval would be needed.

Mr. Houleberg thanked the Board for the information.

Henry Clement

Mr. Clement is a local contractor who has been approached by a customer on Aldrich to replace an existing run down building with a 32' x 48' (1,536 sq. ft.) building. Mr. Clement asked for the Board's direction on what is needed to obtain approval of the project. The Board reviewed the process regarding the building size. Mr. Clement will return to the Board for approval once the plans for the building are finalized.

Westover Metropolitan District Commission

No representative of the Westover Metropolitan District Commission attended the meeting.

Hearing

7:20 p.m. Glen Sexton 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.

Helen Fantini and Mark Darnold presented the plans for the addition and renovations to the Granby Elementary School, requesting Site Plan Approval from the Planning Board.

Items reviewed were:

- Sidewalk – Mass DOT has different specs for the sidewalk than the Planning Board.
- New Well – May need some treatment of the new well which would mean building a 16' x 16' building to house the treatment. The building will be built right next to the existing well house.
- Traffic – A new traffic count took place on November 1 with the peak hours between 2 and 2:30 p.m. No change in what was previously proposed.
- Lengthening the School Zone – This is being looked at by Mass DOT.
- Peer Review of the Drainage – Suggested changes were received from Doucet & Associates. Mr. Darnold reviewed the comments from Doucet as well as their response.

The comments are as follows:

- Stormwater Report

- #1 – Question regarding misidentified soil types. Response: Most of the site has type A or sandy soil. One area in the back is designated type D by USDA with frequent ponding. Berkshire's opinion is the soil is mislabeled on the USDA map and should be Type A. – Dave Desrosiers agreed the soil is Type A.
- #2 – Question regarding runoff in non-roof areas. Response: The area in question is in front of the school and includes sidewalks and landscape. The runoff from the sidewalk is directed through a deep-sump, hooded catch basin. – Dave Desrosiers agreed with Berkshire's response.
- #3 – Question regarding paved areas run off going to various yard drains without pretreatment. Response: same as #2 above. – Dave Desrosiers agreed with Berkshire's response.
- #4 – Question regarding an increase in peak discharge. Response: The increase is statistically insignificant. – Dave Desrosiers agreed with Berkshire's response.
- #5 – Question regarding including Hydrologic Group "D" soil limits in the stormwater modeling. Response: Soil marked on USDA map as Type D should be marked as Type A. – Dave Desrosiers agreed with Berkshire's response.

- #6 – Statement regarding the need to meet requirements of MADEP Underground Injection Control Program – Response: An application for the permit from MADEP will be requested.
- #7 – Question regarding where the stormwater testing was completed. Response: Testing was done where the recharge was anticipated to be located. Water lines were found during the test which resulted in moving the recharge about 15 feet away from the original location. – The Board is satisfied with Berkshire’s response.
- #8 – Question regarding the timing of the decommissioning of the existing well. Response: The new well will be up and running before construction begins in area of old well. – The Board is satisfied with Berkshire’s response.
- #9 – Question regarding 10-yr storm pipe design. Response: The pipe sizes were designed for a 10 year storm which should be adequate for the area. The design can be changed for a larger storm which would add more cost to the project. – The Board is satisfied with the 10-yr storm pipe design.
- #10 – Inaccurate top of chamber elevations. Response: This will be revised in the final plans as it was Berkshire’s omission.
- Site Plans
 - The comments in this area are administrative regarding missing information which will be added or are not applicable (old well vs. new well).

Questions/comments from the public were as follows:

- In previous years we have had flooding in different areas of the town which has caused us to close the schools.

Questions/comments from Board members were as follows:

- What type of material is the treatment house being made of? Response: Possibly a pre-made shed. Still looking at options.
- How many feet from the new well to the closest structure? Response: We believe it is well over 500 feet but are working with DEP to make sure all is correct.
- Who would move the School Zone signs? Response: It would need a Mass DOT permit and the Town would be responsible for moving it.
- Asked Dave Desrosiers if he agrees with the type of soil being A instead of D as noted above. Response: Mr. Desrosiers agreed it is Type A.
- Item #2 – Asked if Mr. Desrosiers was OK as the plan stands. Reponse: Mr. Desrosiers is fine with the plan as is.
- Is the rest of the storm system designed to accommodate a 100 year storm besides the parking lots? Response: The overall system is designed for a 100 year storm.
- If there is a flooding problem it will be contained on the schools’ site. Response: Yes.
- The plot is designed for a 100 year storm with the pipes designed for a 10 year storm with the parking lots ponding. Would that cause the schools to close? Response: There may be ponding of 4 to 5 inches in the parking lot.

- Dave Desrosiers – it is better than what we have now.
- What is the pipe size for a 10 year storm. Response: there are various sizes. The pipes in the parking lot are 18 inches and can be bumped up to 24. Can be bumped up to 25 which is generally used in roadways and subdivisions.
- If the water is going to pond in all the parking lots will it cause the schools to be closed? Response: I would say within a few hours the ponding will be gone.
- Right now the rain runs off.
- Has Doucet had a chance to see your rebuttals? Response: Yes.
- The copy we have is not the final response from Doucet. Response: Correct.
- Isn't it up to the peer reviewer to react to the responses? Response: Correct.
- Is what we have here what's left that Doucet has an issue with and not resolved? Response: Correct.
- It would be nice to see Doucet's response to your responses.
- Have all the changes Doucet requested been made. Response: Yes, except for the items noted in #10.
- IPWA and Fire Department doing training using foam. Response: We are looking at the specific makeup of the foam.
- What would be the hours of construction? Response: 7 a.m. to 5 p.m., Monday through Friday or whatever the Board would like.
 - Response from Board: The Board decided on 7 a.m. to 5 p.m. Monday through Saturday. Sundays and Holidays with the permission of the Chief of Police.
- Why design infiltrators for 100 year and the pipes for 10 year? Response: You can't dump water on your neighbors.

The Board would like to see the following before approval:

- A final letter from the board of Health that they do not have any concerns.
- A final response from Doucet responding to Berkshire's comments.
- A contractor construction and scheduling plan for each phase, subject to Board approval.

A motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to continue the discussion at the Board's November 21, 2016 meeting at 6 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.

The Board opened the regular meeting at 9:07 p.m.

Kearsarge

Mr. Bernstein discussed a decommission letter of credit required from the Planning Board. The Board had asked for a bond as opposed to a letter of credit. The Board would need Town Counsel to be OK with the bond.

Mr. Bernstein will ask Chris Martin for permission to talk to Town Counsel's concerns with the letter of credit.

K-Pine Estates

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

Ed Chapdelaine and Alan Kotowicz gave an update to the board as they are in the process of resolving DEP issues with the crossing. They are asking for an extension of approval of requirements by the Board. The Board asked that they make a formal request for an extension of approval.

Maximilion Bond

Mr. Kotowicz inquired about the bond for Maximilion Drive. Mr. Kotowicz was informed he needs to obtain a certified vote by the Town Clerk that the road is a Town road now. Once that is obtained he should come back to the Board to ask their release of the bond.

Bylaw Violations

The Board reviewed a draft letter Jim Trompke prepared of various violations. Lillian Camus will create the individual letters to Steve Reno for Glen Sexton to sign at the next meeting, obtaining any additional information needed for the letters from the Town Clerk.

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

Review of Action Items

Open/New Action Items

Item	Responsible Party	Due Date
Contact Michael Bolton of WMDC to attend Planning Board Meeting - ongoing	Glen Sexton	11/28/16
Contact Steve Reno regarding November 28 meeting	Glen Sexton	11/28/16
Create bylaw violations letters	Lillian Camus	11/14/16

Completed Action Items

Item	Responsible Party	Due Date
Send Findings & Conditions Document to Planning Board - completed	Larry Smith	10/26/16
Invite Building Inspector to November 14, 2016 Planning Board Meeting – completed will invite to 11/28 meeting	Glen Sexton	11/28/16
Letter to Chris Martin requesting feedback from Police, Fire and DPW regarding any issues and concerns with the elementary school project - completed	Jim Trompke	10/27/16
Letter approving the three estate lots on Cold Hill – remove – action closed	Jim Trompke	10/28/16

The next Planning Board meeting will be Monday, November 21, 2016 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made to adjourn at 10:18 p.m. by Jim Trompke 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 November 14, 2016 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary