



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: Dave Desrosiers, Tree Warden
Kevin Brooks
Nancy Brooks
Gary Phelps
Cynthia Phelps
Steve Reno, Building Inspector
Lillian Camus

Absent:

Meeting: Monday, November 28, 2016

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 6:03 p.m.

Administrative Items

Approve Bills
None to approve.

Approve Minutes

Approval of November 14, 2016 Minutes

Glen Sexton asked if there were any changes to the November 14, 2016 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins approve the November 14, 2016 minutes as amended. Motion carried 3 in favor, 0 opposed, 1 abstained.

Approval of November 21, 2016 Minutes

Glen Sexton asked if there were any changes to the November 21, 2016 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins to approve the November 21, 2016 minutes as amended. Motion carried 3 in favor, 0 opposed, 1 abstained.

Budget

No discussion.

New Business

Steve Reno

Glen Sexton introduced Mr. Reno to the Planning Board and discussed enforcing bylaw violations. Mr. Reno asked questions regarding clarifying certain bylaw violations.

6:50 p.m. – Jim Trompke left the meeting.

East Meadow School

The Board discussed charges for the East Meadow School.

Bylaw Changes

Fees – Add ability to charge consultant fees.

Hearing

7:30 p.m. Glen Sexton opened the Joint Hearing

A Joint hearing with the Planning Board and the Tree Warden of the Town of Granby pursuant to Mass. G.L. c. 40, Section 15c and c.87, section 3 and the bylaws of the Town of Granby, will hold a public hearing on Monday, November 28, 2016 at 7:30 p.m. at 1 Library Lane-Top Floor, Old Carnegie Library for the removal of trees located on a scenic road. The trees will be placarded so all interested parties may view the trees located at 126 Batchelor (an Estate Lot-Map 10 Block C Lot 41) before the hearing.

Robert Sheehan, Jr. did not recuse himself as the Board needs four members to vote on bylaws and Jim Trompke was not at the meeting at this time. Mr. Sheehan stated his decision on this hearing would not be biased also noting he has worked with Mr. Books on other projects.

Kevin Brooks reviewed the location of the two trees in question. One tree is an Ash and one a Maple. Mr. Brooks also discussed the surrounding property.

Questions/comments from the public were as follows:

- Mr. Phelps noted the Ash trees on the lot are dying.
- Mr. Desrosiers has no objection to removing the two trees as their exposed roots will weaken them. The weakened trees will be an issue for the town. Mr. Desrosiers asked the trees not be transported more than 50 miles due to a potential pest infestation.

A motion was made by Pam Desjardins and seconded by Jay Joyce to close the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

7:40 p.m. - Planning Board closed the public input portion of the hearing and then discussed.

A motion was made by Pam Desjardins and seconded by Jay Joyce to approve the removal of trees located on a scenic road subject to conditions. Motion carried 4 in favor, 0 opposed, 0 abstained.

Action Item:

Lillian Camus will create an approval letter of the Board's decision and include Dave Desrosiers comments.

The Board opened the regular meeting at 7:41 p.m.

Jim Trompke returned to the meeting at 7:48 p.m.

Change in Planning Board Meeting Time

The Board discussed changing the start time of the Planning Board meetings to 6 p.m.

A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to change the start time of the Planning Board meetings to 6 p.m. Motion carried 4 in favor, 1 opposed, 0 abstained.

Building Lots

The Board discussed the potential future of increased building lot requests as surrounding towns are running out of available space to build new homes. The discussion will continue at future meetings.

Marijuana Dispensary Committee

The Selectboard asked the Planning Board to have a representative from the Planning Board sit on their Marijuana Dispensary Committee to address zoning. Glen Sexton volunteered to be the representative

A motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to appoint Glen Sexton as the Planning Board representative on the Marijuana Dispensary Committee. Motion carried 5 in favor, 0 opposed, 0 abstained.

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
- Westover Metropolitan District Commission (WMDC)

Review of Action Items

Open/New Action Items

| Item | Responsible Party | Due Date |
|---|--------------------------|-----------------|
| Create a letter stating the Board’s decision RE: Alan Kotowicz Phase II Subdivision and send to Glen Sexton | Lillian Camus | 12/12/16 |
| Print, sign and file the Board’s decision RE: Alan Kotowicz Phase II Subdivision with the Town Clerk | Glen Sexton | 12/12/16 |
| Contact Michael Bolton of WMDC to attend Planning Board Meeting | Glen Sexton | 12/12/16 |
| Create a letter stating the Board’s decision RE: Removal of Trees on Batchelor Street | Lillian Camus | 12/12/16 |
| Print, sign and file the Board’s decision RE: Removal of Trees on Batchelor Street | Glen Sexton | 12/12/16 |

Closed Action Items

| Item | Responsible Party | Due Date |
|---|--------------------------|-----------------|
| Send Granby Elementary School Findings & Conditions letter to Glen Sexton - completed | Larry Smith | 11/28/16 |
| Sign and file the Granby Elementary School Findings & Conditions letter with the Town Clerk - completed | Glen Sexton | 11/28/16 |
| Send letter Re: Release of Alan Kotowicz Letter of Credit for Phase I to Glen Sexton - completed | Larry Smith | 11/28/16 |
| Sign and File Alan Kotowicz Letter of Credit for Phase I with the Town Clerk - completed | Glen Sexton | 11/28/16 |
| Create letter to Town Attorney for Glen Sexton to Sign and Send RE: Kearsarge Letters of Credit - completed | Lillian Camus | 11/28/16 |
| Make changes to Bylaw violation letters and e-mail to Glen Sexton - completed | Lillian Camus | 11/28/16 |
| Print, sign and deliver Bylaw violation letters to Steve Reno - completed | Glen Sexton | 11/28/16 |

The next Planning Board meeting will be Monday, December 12, 2016 at 6 p.m. in the Carnegie Library. The next meeting after December 12, 2016 will be January 23, 2017.

Adjournment

Motion was made to adjourn at 8:36 p.m. by Pam Desjardins 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 November 28, 2016 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary