



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
Pam Desjardins, Member

Others: Gregg Orlen
Ed Chapdelaine
Henry Clement, Contractor
Donald Zebrowski, Chair, Zoning Board of Appeals
Alan Champagne, Member, Zoning Board of Appeals
Ronald Harrop, Member, Zoning Board of Appeals
Brian Kennedy, Member, Zoning Board of Appeals
Frank Marion, Member, Zoning Board of Appeals

Absent: Glen Sexton, Chair
Lillian Camus

Meeting: Monday, January 30, 2017

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

Minutes

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

Administrative Items

Approve Bills

None.

Approve Minutes

Postponed.

Budget

No discussion.

New Business

ANR – Gregg Orlen

Greg Orlen and Ed Chapdelaine presented plans with the Board to divide Greg Orlen's property at Map 14, 212 Batchelor Street into three lots. Lot 1A is on the north side of Batchelor Brook, dwelling 212 Batchelor Street. Lot 1B and 1C are on the south side of Batchelor Brook.

The Board approved the ANR as presented.

Check #11506 received from Gregg Orlen in the amount of \$375.00.

ANR – Ed Chapdelaine

Ed Chapdelaine reviewed plans to divide the Baker property at 304 East Street and 11 Taylor Street, Map 8 and 8C into five lots.

The Board approved the ANR as presented.

Check #1314 received from John Baker and Mark Dufresne in the amount of \$625.00.

ANR – A. Naatz

Arthur and Carrie Naatz reviewed plans for a subdivision of their property at 114 Pleasant Street, a single parcel into two parcels. The plans were prepared by Lewis & Cook Surveyors from Palmer, MA.

The Board approved the ANR as presented.

Check #1031 received from Arthur & Carrie Naatz in the amount of \$250.00.

Hearing

6:49 p.m. Jim Trompke opened the Joint Public Hearing

Joint Hearing --6:15 P.M. at 1 Library Lane, Old Carnegie Library, top floor, to consider the petition of Scott Grandmont seeking a Special Permit under Section 6.2 and Site Plan Approval under Section 6.3 of the Granby Zoning By-Laws, and applicable of Section III- Regulations, 3.105. – Accessory Uses, regarding a private garage or stables exceeding Twelve Hundred (1200) feet in area to be located 56 Aldrich Street, Granby, MA, known as Map 1-B-10.

Henry Clement represented Scott Grandmont, the owner who was not present at the meeting.

Mr. Clement discussed Mr. Grandmont's request for a special permit and site plan approval to build a 1,536 square foot freestanding building to replace an existing 896 square foot building which is in disrepair. The smaller building will be razed.

Questions/comments were as follows:

- The Board questioned the applicant's contractor, Henry Clement, as to where the building would be located. Mr. Clement was unsure where the new building is to be located. He will notify the Board as to the definitive location.
- Mr. Clement assured the Board the building was to be used for personal storage only and not a business.

A motion was made by Pam Desjardins and seconded by Robert Sheehan, Jr. to close the public hearing to 7:02 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.

The Planning Board continued discussion of the special permit and site plan approval.

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins to approve the special permit and site plan for a personal storage building. Motion carried 4 in favor, 0 opposed, 0 abstained.

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins to reopen the Planning Board meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

The Planning Board reopened the meeting at 7:04 p.m.

Discussion – Munsing Ridge Subdivision

No discussion held as no representative for Munsing Ridge Subdivision was at the meeting.

East Meadow School – Sign

The Board reviewed a request for special permit by the Town of Granby for a new sign at the East Meadow School. After discussion,

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins to send the special permit request to the PVPC for review and comment. Motion carried 4 in favor, 0 opposed, 0 abstained.

Robert Sheehan, Jr. will contact Cathy Leonard to ask her to request PVPC review of this project.

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

Review of action items was postponed to the next meeting.

Open/New Action Items

Send an e-mail to Chris Martin regarding the DLTA request	Glen Sexton	12/16/16
Contact Michael Bolton of WMDC to attend Planning Board Meeting	Glen Sexton	Ongoing
Create letters stating the Board's decisions RE ANRs for Gregg Orlen, Ed Chapdelaine and Arthur Naatz and send to Jim Trompke	Lil Camus	2/1/17
Print, sign and file the Board's decisions RE ANRs for Gregg Orlen, Ed Chapdelaine and Arthur Naatz with the Town Clerk	Jim Trompke	2/2/17
Create Special Permit form for the Board's decision RE: Scott Grandmont	Lil Camus	2/1/17
Print Special Permit form for the Board to sign and get signed copies to Kathy Kelly-Regan to file.	Cathy Leonard	2/2/17
See Cathy Leonard to sign Special Permit	Planning Board	2/2/17

The next Planning Board meeting will be Monday, February 13, 2017 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made to adjourn at 7:46 p.m. 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 January 30, 2017 Planning Board meeting as taken by Robert Sheehan, Jr.

Respectfully submitted,

Lillian Camus
Recording Secretary