



# PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: [www.granby-ma.gov](http://www.granby-ma.gov)

Members: Glen Sexton, Chair  
Jim Trompke, Vice Chair  
Jay Joyce, PVPC Representative

Others: Lillian Camus  
Donald Frydryk, Sherman & Frydryk  
Michael Pio, PC Development

Absent: Robert Sheehan, Jr., Treasurer  
Pam Desjardins, Member

Meeting: Monday, February 13, 2017

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

## Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 6:14 p.m.

### Administrative Items

#### Approve Bills

Invoice #1607 in the amount of \$36.75 from Lillian Camus for creation of the December 12, 2016 meeting minutes.

Motion was made by Jim Trompke and seconded by Jay Joyce to approve payment of Invoice #1607 in the amount of \$36.75 to Lillian Camus. Motion carried 3 in favor, 0 opposed, 0 abstained.

Invoice #1608 in the amount of \$37.50 from Lillian Camus for creation of the January 30, 2017 meeting minutes and Scott Grandmont Special Permit Decision Notice.

Motion was made by Jim Trompke and seconded by Jay Joyce to approve payment of Invoice #1608 in the amount of \$37.50 to Lillian Camus. Motion carried 3 in favor, 0 opposed, 0 abstained.

Invoice #1 in the amount of \$1,614.04 from Pioneer Valley Planning Commission for services rendered July 1, 2016 to September 30, 2016.

Motion was made by Jim Trompke and seconded by Jay Joyce to approve payment of Invoice #1 in the amount of \$1,614.04 to Pioneer Valley Planning Commission. Motion carried 3 in favor, 0 opposed, 0 abstained.

Invoice #2 in the amount of \$4,403.40 from Pioneer Valley Planning Commission for services rendered October 1, 2016 to December 31, 2016.

Motion was made by Jim Trompke and seconded by Jay Joyce to approve payment of Invoice #1 in the amount of \$4,403.40 to Pioneer Valley Planning Commission. Motion carried 3 in favor, 0 opposed, 0 abstained.

#### Approve Minutes

##### *Approval of December 12, 2016 Minutes*

Glen Sexton asked if there were any changes to the December 12, 2016 minutes. Hearing none,

Motion was made by Jim Trompke and seconded by Jay Joyce approve the December 12, 2016 minutes. Motion carried 3 in favor, 0 opposed, 0 abstained.

##### *Approval of January 30, 2017 Minutes*

Voting on the January 30, 2017 minutes was postponed to next meeting.

#### Budget

No discussion.

#### Appointment of Member to the Hazard Mitigation Committee

Jim Trompke agreed to represent the Planning Board on the Hazard Mitigation Committee.

#### Approve ANR

Not discussed as no one appeared at the meeting.

#### Fees to be charged

The Board discussed the following fees to be charged for the projects listed below.

##### Children First Enterprises:

- 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

### East Meadow School

- Site Plan Approval charge of \$200 plus .10 per square foot of complete project – estimated 20,000 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

### **New Business**

#### 7 p.m. – Discussion – Munsing Ridge Subdivision

Mr. Frydryk reviewed changes they are considering to the subdivision with the Board. The changes are:

- Sidewalks on one side of the road only. The Board noted it would prefer concrete sidewalks instead of blacktop.
- Change in the roadway width from 24 to 26 feet. The Board noted the trend is toward less impervious areas.
- An 8% roadway grade due to ledge in the area versus the 7.5% maximum roadway grade. The Board suggested Mr. Frydryk discuss this with Dave Desrosiers.
- Tree preservation and tree replacement plan. Mr. Frydryk noted they can't preserve or replace trees in the roadway. The Board would prefer the trees be cleared away from the road for drainage issues and leaving as many trees as possible in the building lots.
- Waiver to allow individual mailboxes versus a neighborhood collection unit. The Board suggested they check with the post office for their preference.

### Miscellaneous Follow Up

Jay Joyce to

- Find out deadline for any proposed bylaw change date for town meeting
- Find out the square footage for new proposed addition to East Meadow School and the square footage of the East Meadow School prior to the addition
  - Once the square footage is known the School Department fees due the Planning Board may be calculated
  - Once the fees are known the Planning Board can calculate to see if the Bylaw's current Fee Structure is adequate to cover actual costs, including PVPC charges

Lillian Camus to

- Create a spreadsheet for PVPC charges
- Keep track of items to submit for town annual report

### **Old Business and Information**

Discussion of property line setbacks to signage in the professional business overlay district

Discussion of business estate lots

Building lots

Duplexes

Sewer/Water Infrastructure

Master Plan Update

Westover Metropolitan District Commission (WMDC)

## Review of Action Items

### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Find out deadline for any proposed bylaw change date for town meeting	Jay Joyce	2/27/17
Find out the square footage for proposed addition to the elementary school as well as the current square footage	Jay Joyce	2/27/17
Contact Michael Bolton of WMDC to attend Planning Board Meeting	Glen Sexton	Ongoing
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

### *Closed Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Create a letter stating the Board's decision RE: Scott Grandmont special permit and send to Glen Sexton	Lillian Camus	1/31/17

The next Planning Board meeting will be Monday, February 27, 2017 at 6 p.m. in the Carnegie Library.

## **Adjournment**

Motion was made to adjourn at 8:15 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 February 13, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Recording Secretary