



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: Darryl Gibbs, Bumpy's Natural & Organic Foods
Rachel Loeffler, Berkshire Design Group
Helen Fantini, Jones Whitsett Architects
Sheryl Stanton, Superintendent of Schools
Larry Smith, PVPC
Ashley Eaton, PVPC
Lillian Camus

Absent: Glen Sexton, Chair

Meeting: Monday, March 13, 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

Invoice #1609 in the amount of \$188.25 from Lillian Camus for February 13 and 27 meeting minutes, creation of chart of suggested Bylaw changes, and research and create wording for Planning Board 2016 Annual Town Report Submission.

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins to approve payment of Invoice #1609 in the amount of \$188.25 to Lillian Camus. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of January 30, 2017 Minutes

Jim Trompke asked if there were any changes to the January 30, 2017 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins approve the January 30, 2017 minutes as amended. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approval of February 13, 2017 Minutes

Jim Trompke asked if there were any changes to the February 13, 2017 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins approve the February 13, 2017 minutes as amended. Motion carried 2 in favor, 0 opposed, 2 abstained.

Approval of February 27, 2017 Minutes

Jim Trompke asked if there were any changes to the February 27, 2017 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins approve the February 27, 2017 minutes as amended. Motion carried 3 in favor, 0 opposed, 1 abstained.

Budget

No discussion.

New Business

6:00 p.m. – Discussion – New Business at Chateau Harmony

Darryl Gibbs explained he is planning on opening a business in the Chateau Harmony to sell prepackaged natural and organic foods. Mr. Gibbs said his business would be similar to Deals and Steals in Northampton. The name of the business will be Bumpy's Natural and Organic Foods.

After some discussion, the Board informed Mr. Gibbs there was nothing for the Board to approve unless he was planning on putting up a sign on the property outside of the board listing the other businesses on the property.

Mr. Gibbs left the meeting at 6:18 p.m.

A motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins to close the regular Board meeting until after the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

6:20 p.m. Public Hearing

Hearing to consider the application of the Town of Granby, 250 State St., Granby, MA for a Special Permit as required under the following sections of the Granby Zoning Bylaw:

- *Section 5.57(2) Illumination – for an internally illuminated sign in excess of nine (9) square feet*
- *Section 5.595(1) Special Situations – for a sign of a larger size than is permitted*

The applicants propose to erect a new sign at the Granby Elementary School – East Meadow School located at 393 East State Street (Assessor’s Map 9, Parcel B-13) which is located within the Residential Single Family and Professional Office Overlay Zoning Districts.

Rachel Loeffler reviewed plans for an illuminated sign at East Meadow School.

Questions/Comments from the Board

- The sign will be 7’3” x 2’ will be illuminated. Why so large a sign? Response: The size of the sign was recommended by the sign maker because the letters will be about 6”.
- You are suggesting there will be four text lines? Response: There will be two text lines.
- Can’t the sign be smaller? Is there a way to reduce the stone on the pillars to make the sign smaller?
- The larger size would make sense as the size of the letters will be closer to 10 inches.
- Concern and discussion regarding Bylaws stating no external illuminating of light in a residential area. The sign would require a zoning change. This was later debated and decided not to be the case in this circumstance.
- Noted that the public safety officers – DPW, Police and Fire Chiefs – don’t have an issue with the sign in their positions as safety officers.
- Discussion on whether the sign qualifies for an educational exemption under M.G.L. 40A, Section 3.
- Discussion regarding the size of the sign in relation to the area around it and the neighborhood.
- I have issues with LED lighting. It’s not allowed according to our bylaws and people I’ve talked with just don’t like them.
- Suggestion to adjust the sign to a smaller size and reduce the size of the pillars.
- Asked Sheryl Stanton the purpose of the sign. Response: They are trying to reestablish a sense of pride that Granby is a great place to be and regenerate enthusiasm at the school. It would be another form of communication as well as an avenue for emergency messages from the police and fire departments.
- I understand there will only be one message a day on the sign. Response: We did take that feedback from our last meeting with the Board and used it to develop the sign.
- How much closer to the road could you move the sign? Response: About six feet. Jim: I would want the Police and Fire Chiefs to sign off on it so it meets their objectives if it’s moved.
- How much time would you need to get the list of schools who have similar LED signs? Response: Helen and Rachel will send a list to Cathy Leonard within a week to forward to the Planning Board.

A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to continue the public hearing at the March 27, 2017 Planning Board meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

A motion was made by Robert Sheehan, Jr. at 7:26 p.m. and seconded by Jay Joyce to open the regular Planning Board meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

7 p.m. – Hazard Mitigation Hearing

Ashley Eaton gave an overview of the Town's Hazard Mitigation plan and the progress to date. The last plan was updated in 2009. Ms. Eaton explained the benefits of having a Hazard Mitigation Plan were

- Makes the community eligible to apply for MEMA/FEMA grant opportunities for hazard mitigation projects
- Manages risk
- Having a plan provides an approach for using limited resources more effectively

Ms. Eaton explained once the plan was approved by MEMA and FEMA it would need to be updated every five years for the Town to be able to obtain the benefits explained above.

The Hazard Mitigation committee meets March 16, March 23 and April 3, all at 3:30 p.m. A second public hearing will be held on April 3 at 6:30 p.m. at the Selectboard's meeting. Ms. Eaton noted she considered the meeting with the Planning Board to be the first public hearing.

After all the meetings, the plan will be revised with comments incorporated and submitted to MEMA and FEMA for comment. Once approved the Selectboard will adopt the plan.

Master Plan Update

Larry Smith distributed copies of the Master Plan and a Land Use Guide Plan map. The Board reviewed the document and suggested the following changes:

- Page 19 – Remove Strategy E.
- Page 19 – Strategy B Discussion – Remove Hamilton Reservoir and Holland Pond. Replace Holland with Granby.
- Page 23 – Third bullet – replace Holland with Granby
- Land Use Guide Plan Map – Change DuFresne Park to Dufresne Park.
- Add common driveways and flag lots.

7:30 p.m. - Proposed Bylaw Changes

Discussion on the Village Center zone. Pam Desjardins suggested shrinking the Village Center zone to improve business opportunities.

Billing for East Meadow School

Jim Trompke noted the Board agreed to charge \$200 for site plan approval plus \$.10 per square foot of the entire project which would be 68,760 (31,882 + 36,878).

A motion was made by Pam Desjardins and seconded by Robert Sheehan, Jr. to apply \$200 base fee plus \$.10 per square foot of the entire project (68,760), plus public hearing notice, and any other ancillary fees that apply to the special permit. Motion carried 4 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
- Building 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
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 <ul style="list-style-type: none"> • Add Shrink Village Center Zone 	Lillian Camus	Ongoing

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

Adjournment

Motion was made to adjourn at 8:45 p.m. by Pam Desjardins and seconded by Jay Joyce. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the March 13, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary