



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: Randy Izer
Kevin Nugent
Colby Nugent
Jennifer Rannikko
Larry Smith, PVPC
Lillian Camus

Absent:

Meeting: Monday, March 27, 2017

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 6:02 p.m.

Administrative Items

Approve Bills

None

Approve Minutes

Approval of March 13, 2017 Minutes

Glen Sexton asked if there were any changes to the March 13, 2017 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins approve the March 13, 2017 minutes as amended. Motion carried 4 in favor, 0 opposed, 1 abstained.

Budget

No discussion.

New Business

Taylor Street

Randy Izer presented plans on behalf of Kevin and Colby Nugent who have property on Taylor Street. The Nugents would like to add a flag lot to the property. Jim Trompke noted they can have a shared driveway as long as you have accessible deeded frontage to the flag lot.

ANR North Street

The Board reviewed an ANR from Laliberte Home Builders, Inc. to build on property located on the easterly side of North Street approximately 985 feet southerly of Lyman Street. Existing parcel to be divided into Lots 1 and 2 as shown on plan presented to the Board. Map 9 Block C Parcel 3.

Robert Sheehan, Jr. recused himself from the discussion.

The owner of the property is Martin Laliberte who lives at 267 Batchelor Street, Granby, MA

The Board approved the ANR as presented.

Check #3446 received from Laliberte Home Builders in the amount of \$250.00 drawn on the Easthampton Savings Bank.

63 Ferry Hill Road Special Permit

The Board reviewed plans submitted by Elise Gouge to establish a professional canine training and boarding service with an emphasis on pet behavior at 63 Ferry Hill Road which is under agreement with the owner. Benjamin E. Levy is the owner. The location is zoned RS – Residential – Single Family, Map 3F, Parcel #12-4.

Robert Sheehan, Jr. recused himself from the discussion.

The Board decided to refer the request to Larry Smith for review and comment.

A motion was made by Robert Sheehan, Jr. at 6:15 p.m. and seconded by Pam Desjardins to close the regular Planning Board meeting and open the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

6:15 p.m. Continued Public Hearing

Continued 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 of Berkshire Design sent an e-mail requesting a continuance as they are still in the process of gathering information the Board requested.

Questions/Comments from the Board

- Jay Joyce questioned the sign falling under Bylaw Section 5.59, Section 1 (iii).
- Pam Desjardins wants to wait for the list of example signs.
- Robert Sheehan, Jr. wondered if the sign falls under the exemption and suggested the Board ask the Town attorney for his interpretation.
- The ZBA determines variance, not the Planning Board
- First need ZBA variance approval for the illumination piece.
- Larry Smith to send an e-mail to Berkshire Design regarding Bylaw Section 5.59 1 (iii) regarding the need of a variance for an illuminated sign from the Zoning Board of Appeals.
- Larry Smith will check to find any provision regarding voting when the Board members change, leaving no majority.
- Jay Joyce questioned the charge for the sign. The Board agrees the charge will fall under Other Reviews and will be \$200 plus \$.10 per square foot.

A motion was made by Robert Sheehan, Jr. and seconded by Pam Desjardins to continue the public hearing at the April 24, 2017 Planning Board meeting. Motion carried 4 in favor, 0 opposed, 1 abstained.

A motion was made by Robert Sheehan, Jr. at 8:06 p.m. and seconded by Pam Desjardins to open the regular Planning Board meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

Master Plan Update

Larry Smith distributed updated copies of the Master Plan which the Board reviewed. No changes were made to the document.

Motion was made by Pam Desjardins and seconded by Robert Sheehan, Jr. to accept and send to print the Granby Master Plan Land Use Chapter Update. Motion carried 5 in favor, 0 opposed, 0 abstained.

Larry Smith will have the copies printed and give them to the Planning Board to disperse.

Proposed Bylaw Changes

Jim Trompke suggested developing an exempt use section that permits exempt use by right but still requires site plan approval.

Lillian Camus to send the current list of Bylaw changes to Larry Smith.

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">Develop an exempt use section that permits exempt use by right but still requires site plan approval	Lillian Camus	Ongoing

Completed Action Items

Item	Responsible Party	Due Date
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, April 10, 2017 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made to adjourn at 8:53 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 March 27, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary