



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
Jay Joyce, PVPC Representative
Pam Desjardins, Member

Others: Lillian Camus
Jim Nawrocki
Elise Gouge
Attorney James Baker
Ed Chapdelaine
Rachel Loeffler, Berkshire Design Group
Helen Fantini, Jones Whitsett Architects

Absent: Robert Sheehan, Jr., Treasurer

Meeting: Monday, April 24, 2017

Location: One Library Lane, Lower Level, Granby, MA

Minutes

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

Administrative Items

Approve Bills

Invoice # 1610 in the amount of \$147.00 from Lillian Camus for March 13 and 27, 2017 meeting minutes.

Motion was made by Jim Trompke and seconded by Jay Joyce to approve payment of Invoice #1610 in the amount of \$147.00 To Lillian Camus. Motion carried 3 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of March 27, 2017 Minutes

Glen Sexton asked if there were any changes to the March 27, 2017 minutes. Hearing none,

Motion was made by Jim Trompke and seconded by Jay Joyce approve the March 27, 2017 minutes as amended. Motion carried 3 in favor, 0 opposed, 0 abstained.

Budget

No discussion.

New Business

ANR Jim Nawrocki - Lyons Street

Jim Nawrocki reviewed plans to create a building lot at the Easterly side of Lyons Street, south by land of Nawrocki and on the west by Lyons Street.

The Board approved the ANR as presented.

Check #1983 received from James Nawrocki drawn on the Bank of America in the amount of \$250.00

A motion was made by Jim Trompke and seconded by Jay Joyce to close the regular Board meeting until after the public hearings. Motion carried 4 in favor, 0 opposed, 0 abstained.

6:15 p.m. Public Hearing

Public Hearing to consider the application of Elise Gouge, MPH, 141 Old Enfield Road, Belchertown, MA for a Special Permit and Site Plan Approval as required under the following sections of the Granby Zoning Bylaw:

- *Section III-Use Regulations, Table 1. Schedule of Use Regulations: “place for boarding animals, or raising pets for gainful purpose”*
- *Section 6.3 Site Plan Approval*

The applicant proposes to operate a “professional canine boarding and training service” on property located at 63 Ferry Hill Road, Granby, MA (Assessor’s Map 3F, Parcel 12-4) which is located within the Residential Single Family (RS) Zoning District.

Attorney James Baker attended to represent Elise Gouge. Attorney Baker noted Ms. Gouge had previously met informally with some abutters to answer any questions.

Ms. Gouge is seeking to operate a kennel for up to 10 boarding dogs and a separate area for up to 10 dogs for classes from 5 to 8 p.m. for private lessons. There are no plans for alteration or a new construction/footprint. Ms. Gouge will reside there and keep the land agricultural. She will improve the property somewhat with property and lighting which is shown on the site plan. Ms. Gouge has been doing this for 13 years and has letters from her current neighbors attesting how professionally she conducts her business.

Questions/Comments from the Public with responses from Attorney James Baker:

- Do I understand there will be 20 dogs? Response: There could be 20 dogs at a time, during when classes are held.
- I didn't receive a notice of a get together. Response: Perhaps my oversight.
- Will this be the main and primary residence of the applicant? Response: Yes
- Will there be a need for a dumpster? Response: No.
- Basically, my concern is the noise factor. Response: Ms. Gouge has some letters from the current neighbors to explain how professional she conducts her business. She has an area inside the barn where a loud dog would be brought into that structure.
- Can you guarantee we would not hear a dog from the inside the enclosure? Response: You may hear a dog barking from time-to-time. That problem would exist even if it was a private residence.
- I would echo the concern about the sound. And the 5 to 8 p.m. time concerns me due to increased traffic. I have small children. Response: On the busiest day you could get maybe 10 more cars at that time.
- I have a lot of history at that street. If someone is going to be turning into that driveway at that house they won't be speeding. I don't agree the 10 people will be the problem as they will be slowing down.
- The property is listed as a low traffic road but it doesn't feel that way to us. When was that designation made? Response: George Boyle reviewed the study, but I don't know the date of the study. Larry Smith: The Police and Fire Chiefs did not express concern about the speeding.
- The letter that went to the neighbors - are there any of these neighbors here at this time? Response: Sent out six letters and two of those six people were attending.
- I have a question on signage. Is there going to be a sign outside? I want to know about signage and lighting. Response: The only signage is the current signage on the Barn which currently says Ferry Hill Farm. Ms. Gouge will have less wording.
- Are we looking for a zone change? Response: No.
- Could it possibly be a hold area for stray animals in the future? Response: No.
- Would this set a precedent for the future? Response: No.
- Will the classes be held outdoors? Response: No, they will be indoors.

Questions/Comments from the Board with responses from Attorney James Baker/Elise Gouge

- What will be on the sign? Response: KaiStar Farms will be on the sign.
- Larry Smith - The same restrictions that apply to the school sign apply here. Refer to section 5.59 of the bylaws.
- The current letters on the barn are not painted, are they? Response: Yes, they are.
- It's already a right for Ms. Gouge to operate the business on the site, by special permit.
- Is it your intent to operate the training? Response: Yes.
- How often would you hold these classes? Response: Not sure I would guess not more than three nights a week. The classes will not be her major activity, the boarding will be.
- We have a lot of wildlife in this town. Will your dogs be contained or will they be in an open run at night? Response: The dogs will be contained.

- How are you doing to handle the dog waste? Response: Usually I compost it or dispose of it through regular trash.
- Larry Smith - the new septic system was approved to deal with the waste. The sheep pen area is where the dogs will be outside to run but not stay out overnight.
- Larry Smith - You are providing 13 parking space. There is a formula for parking spaces and we asked you to check on that. Ed Chapdelaine, surveyor of the project – we went through the numbers. There’s a carport where some cars could park.
- Larry Smith – Do you have a sketch plan for the barn showing what was designated business? Attorney supplied sketches of the two levels of the barn.
- Larry Smith– Does the site plan give logistics as to the nearby houses? Ed Chapdelaine reviewed the locus on the maps provided showing the nearby houses which are mostly estate lots.
- Would it create a hardship if the board put a condition that no more than three evenings a week and no more than two or three weekends a month for classes? Response: At this point it wouldn’t be a hardship. Larry Smith – If you are going to change that you would have to come before the Planning Board again.

The Public Hearing portion was closed at 6:56 p.m.

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

After review of a list of conditions the following changes were made to a draft decision document created by Larry Smith:

- Item 21 – Separate into two items:
 - “The boarding of up to 10 dogs and private lessons are permitted and will be by appointment only.”
 - Training classes (limited to ten dogs in a class) are permitted between 5 p.m. – 8 p.m. Monday through Friday and 8 a.m. – 5 p.m. on Saturday.
- Item #22 – Eliminate restrictions on number of staff.
- Add: No illuminated signage as this is residential
- Add: Letters on the building will be repainted at the same size.
- Add: Indicate on the plan that the sheep pen area is dog area.

Motion was made by Jim Trompke and seconded by Pam Desjardins to approve the special permit and site plan as discussed with conditions to operate a “professional canine boarding and training service”. Motion carried 4 in favor, 0 opposed, 0 abstained.

7:16 p.m. – public hearing closed.

7:21 p.m. Continued Public Hearing

Jim Trompke opened the 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.

In light of Bob Sheehan, Jr.’s absence at the meeting due to illness, and after discussion with Helen Fantini and Rachel Loeffler,

Motion was made by Pam Desjardins and seconded by Jay Joyce to continue the public hearing to Tuesday, May 2 at 6 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.

Motion was made by Jim Trompke and seconded by Jay Joyce to reopen the Planning Board meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

6:45 p.m. Review “Updated Plans” for East Meadow School

Continued to May 2. See above.

7:15 p.m. Proposed Bylaw Changes

Postponed.

PVPC Contract

The Board discussed adding conditions on the PVPC contract. The decision was made to meet at the library at 5:30 p.m. to go over the ground rules, put it in writing and send it to Larry.

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 Cathy Leonard to schedule May 2 meeting.	Glen Sexton	4/26/17
Obtain Board signatures on the Gouge Decision being sent by Larry Smith to the Board	Glen Sexton	5/2/17
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

The next Planning Board meeting will be Monday, May 2, 2017 at 5:30 p.m. in the Carnegie Library.

Adjournment

Motion was made to adjourn at Jim Trompke p.m. by Pam Desjardins and seconded by 8:08 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the April 24, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Recording Secretary