



# PLANNING BOARD

10 West State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

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

Members: Glen Sexton, Chair  
Jim Trompke, Vice Chair  
Robert Sheehan, Jr., Treasurer  
Jay Joyce, PVPC Representative  
Pam Desjardins, Member

Others: Lillian Camus  
Rachel Loeffler, Berkshire Design Group  
Helen Fantini, Jones Whitsett Architects  
Sheryl Stanton, Superintendent of Schools

Absent:

Meeting: Tuesday, May 2, 2017

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

## Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 5:35 p.m.

### Administrative Items

#### Approve Bills

None

#### Approve Minutes

##### *Approval of April 24, 2017 Minutes*

Glen Sexton asked if there were any changes to the April 24, 2017 minutes. Jay Joyce suggested the following corrections:

- Approval of March 27 minutes – Change last sentence of motion to read, “Motion carried 4 in favor, 0 opposed, 0 abstained.”
- Elise Gouge – Questions/Comments from the Public – Add “responses from Attorney James Baker” to clarify who was responding to the questions.

- Elise Gouge – Questions/Comments from the Board - Add “responses from Attorney James Baker” to clarify who was responding to the questions.
- Elise Gouge – Add the following to the sentence before the bulleted conditions: “to a draft decision document created by Larry Smith” to clarify what document was being changed.

Motion was made by Jim Trompke and seconded by Jay approve the April 24, 2017 minutes as amended. Motion carried 4 in favor, 0 opposed, 1 abstained.

#### Gouge Decision

The Board reviewed the Approval Decision document created by Larry Smith, including the conditions specified at the last Board meeting. Two copies of the Approval Decision were signed by the Board members.

#### Discussion – PVPC Consultant Contract

Postponed to next meeting.

#### Gretchen Loebel - Hilltop Acres

Cathy Leonard questioned the Board regarding the fees to be charged to erect a 36' x 48' (total of 1,728 sq. ft.) modular horse barn, and if it was OK to publish. After discussion and reference to the Town Bylaws, the Board decided the fee should be \$400 for a special permit with site plan approval plus \$.10 per square foot. The Board also agreed this should be published.

#### Bombard Landscaping Permit

Glen Sexton recused himself from the discussion and left the room.

David Bombard, of 97 Kendall Street, is applying for a special permit and site plan approval to park a landscape trailer and one truck to tow the trailer. Charge \$400 for the special permit with site plan approval.

The Board is requesting David Bombard to come before the Board to explain the business he is conducting at 97 Kendall Street.

A motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to close the regular Board meeting until after the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

Glen Sexton returned to the meeting.

## **New Business**

### 6:08 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 reminded the Board they were splitting the application so this public hearing would be to review the size of the sign only. The illuminated portion of the sign is being brought before the Zoning Board of Appeals.

Ms. Loeffler reviewed changes made from the original design:

- Reduced the size of the columns
- Reduced the size of the top
- Moved the message board up
- Changed square footage of sign from 67 sq. ft. to 63 sq. ft.

Helen Fantini pointed out they also want to include pin mounted letters on the building.

### Questions/Comments from the Board

- Pam Desjardins - Did you finish the piece to submit to the Zoning Board of Appeals?  
Helen Fantini - No, we were waiting to get the size of the sign resolved.
- Pam Desjardins expressed the belief that Ms. Loeffler, Ms. Fantini and Ms. Stanton were misled. The Zoning Board of Appeals does not have to review the sign for illumination. It’s the size of the sign that would prohibit you going to the Zoning Board of appeals.
- Jay Joyce - Paragraph 5.59 of the Bylaws states that no illuminated sign is allowed in a residential area.
- Pam Desjardins - The area is not just residential; it is a mixed area.
- Helen Fantini - I believe we went down this path because of a confusion between an interior illumination. Jay Joyce - the Building Department is supposed to guide the applicant in the right path.
- Pam Desjardins - The size of the message board has remained the same? Helen Fantini - Yes.
- Jay Joyce - The pin mounted letters were not included in the original design? Helen Fantini - No. Jim Trompke - The public will need to attend the public hearings to see any changes to the original design.
- Pam Desjardins – What size are the old and new letters? Rachel Loeffler - The old letters are 16” new 18”
- Section 5.57(2) was also discussed and was referenced in making the decision.

- Jim Trompke asked the Board if we review the sign based on non-illumination would we approve it? This prompted further comments from the Board.
- Helen Fantini - If it is within their rights, they would like to discuss the sign as proposed with illumination.
- Robert Sheehan, Jr. - Is not in favor of illumination. The Holyoke High School sign has four or five lines of text. There was so much text that you couldn't pay attention to traffic.
- Pam Desjardins asked if this sign is limited to three lines? Rachel Loeffler - Yes. Ms. Loeffler noted we could also make it a condition of approval to limit the sign to three lines of text.
- Jim Trompke - Who has the ability to change the message on the sign? Sheryl Stanton – The Superintendent's Office is the only one who can change the message on the sign. The Superintendent would have a designated back up.
- Pam Desjardins expressed appreciation for the size changes made to date and willingness to limit the sign to three lines of text.
- Jim Trompke - Is in favor of the sign, noting that it's a good way of getting messages out.
- Robert Sheehan, Jr. - Are there any cameras built-in that could help deter sign vandalism? Ms. Fantini - There are security cameras mounted on the building. She is not sure if there is one aimed at the sign, but they could take that into consideration.
- Jay Joyce - Is not totally against the sign. He doesn't want to create a precedence overstepping a bylaw. Mr. Joyce noted he will go with the consensus if you are telling me we are not creating a precedence.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. at 6:39 p.m. to close the public hearing. Motion carried.

Motion made by Jim Trompke and seconded by Pam Desjardins to approve the sign as presented tonight as project 1417, dated 04/24/17, drawn by RL, Reference 1512; and in addition to include the amber LED monochrome digital display panel, limited to three lines, with the provision of one message a day unless warranted by emergency by the superintendent, police or fire. Motion carried 4 in favor, 0 opposed and 1 abstained.

Lillian Camus to send a copy of the motion to Larry Smith for creation of the Approval Decision. Mr. Smith is to send the revised Approval Decision as soon as possible to the Board, with a copy to Cathy Leonard. Ms. Leonard will keep two copies that all Board members will sign.

#### 6:45 p.m. Review "Updated Plans" for East Meadow School

Rachel Loeffler reviewed their April 14, 2017 letter proposing, in part, pin-mounted building letters. Looking for a maximum number of letters as the name hasn't been decided yet. The size of the letters will be 18".

Jim Trompke, after reviewing Bylaw 5.591 (3iii), noted the size of the letters fall within the parameters of the bylaw, therefore, a special permit was not needed for the wall sign.

Pam Desjardins Last Board Meeting

Jim Trompke thanked Pam Desjardins for her hard work and dedication during her eight years as a Board member. He noted this was Pam’s last Board meeting. One of Pam’s major achievements was the revision/updating of the Town Bylaws. The other members of the Board expressed their thanks for Pam’s contributions over the years.

**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>
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
Send Larry Smith a copy of the conditions for the East Meadow School sign to create a new Approval Decision	Lillian Camus	5/2/17
Sign the updated Approval Decision for the East Meadow School sign once Larry Smith has sent it out	Jim Trompke, Pam Desjardins Robert Sheehan, Jr. Jay Joyce	5/8/17

*Completed Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Contact Cathy Leonard to schedule May 2 meeting	Glen Sexton	Completed
Obtain Board signatures on the Gouge Decision being sent by Larry Smith to the Board	Glen Sexton	5/2/17

The next Planning Board meeting will be Monday, May 22, 2017 at 6 p.m. in the Carnegie Library.

**Adjournment**

Motion was made by Jim Trompke to adjourn at 7:16 p.m. and seconded by Pam Desjardins. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the May 2, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Recording Secretary