



# PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Members: Jim Trompke, Vice Chair  
Robert Sheehan, Jr., Treasurer  
Jay Joyce, PVPC Representative  
Lillian Camus, Secretary

Others: Donald Zebrowski, Chair, Zoning Board of Appeals  
Brian Kennedy, Zoning Board of Appeals  
Alan Champagne, Zoning Board of Appeals  
Ronald Harrop, Zoning Board of Appeals  
Frank Marion, Zoning Board of Appeals  
Gretchen Loebel  
Arlene and Martin Richter

Absent: Glen Sexton, Chair

Meeting: Monday, June 5, 2017

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

## Minutes

**CALL TO ORDER:** Jim Trompke called the meeting to order at 6 p.m.

### Administrative Items

#### Reorganize

After discussion, the following motions were made:

- Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. for Glen Sexton to continue as Chairman. Motion carried 4 in favor, 0 opposed, 0 abstained.
- Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce for Jim Trompke to continue as Vice Chairman. Motion carried 4 in favor, 0 opposed, 0 abstained.
- Motion was made by Jay Joyce and seconded by Lillian Camus for Bob Sheehan, Jr. to remain as Treasurer. Motion carried 4 in favor, 0 opposed, 0 abstained.

- Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce for Lillian Camus as Secretary. Motion carried 4 in favor, 0 opposed, 0 abstained.
- Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus for Jay Joyce to remain as PVPC Representative. Motion carried 4 in favor, 0 opposed, 0 abstained.

Discussion – PVPC Consultant Contract

Postponed to next meeting.

Reviewing Materials at Board Meetings

Jay Joyce proposed, going forward, the Board have electronic copies of drawings and materials received and file them by address. The files can be loaded on an external hard drive.

Jim Trompke suggested to also keep hard copies to facilitate Larry Smith’s round tables.

Jay Joyce will research the cost of a 60” monitor and external hard drive to use in future Planning Board meetings.

Approve Bills

Invoice #1611 in the amount of \$136.35 from Lillian Camus for April 24 and May 2 meeting minutes.

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to approve payment of Invoice #1611 in the amount of \$136.36 to Lillian Camus. Motion carried 3 in favor, 0 opposed, 1 abstained.

Approve Minutes

*Approval of May 2, 2017 Minutes*

Jim Trompke asked if there were any changes to the May 2, 2017 minutes other than the suggested addition of adding the following note on page 3 regarding the Granby Elementary School sign.

- Section 5.57(2) was also discussed and was referenced in making the decision.

Hearing no other changes,

Motion was made by Jay Joyce and seconded by Robert Sheehan, Jr. approve the May 2, 2017 minutes as amended. Motion carried 4 in favor, 0 opposed, 0 abstained.

*Approval of May 22, 2017 Minutes*

Postponed to the next meeting.

**New Business**

ANR – Stephanie – Truby Street

Not discussed as no one was at the meeting to answer any questions and the Board did not have any materials to review.

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

#### 6:30 p.m. Public Hearing

*The Granby Zoning Board of Appeals and the Granby Planning Board will be holding a Joint Hearing to consider the application of Gretchen Loebel of 1 Hilltop Acres, Granby, MA for a Special Permit under Section 3, Table 1-Schedule Of Use Regulations and a Site Plan Approval under Section 6.3 of the Granby Zoning By-Laws, to erect a 36' by 48' modular horse barn at property located at 1 Hilltop Acres., Granby, MA, Granby, MA.*

Bob Sheehan, Jr. asked if Larry Smith was involved in reviewing this project. Jim Trompke responded Larry Smith could be involved but was not at this time.

Gretchen Loebel explained that currently she has a few small outbuildings and wants to add the horse barn for her personal use. The building will be created off-site and assembled at the final location.

#### Questions/Comments from the Public

- Arlene Richter – We live in Unit 7 of the condominiums next door to you and are concerned about the smell from the manure and what will be done with it. Gretchen Loebel - I have a pile of manure that I compost down and use on my garden.

#### Questions/Comments from the Board

- Frank Marion - Where will the building be located? Gretchen Loebel - 24' from house and about 40-45 feet from property line.
- Robert Sheehan, Jr. - Do you know exactly where the property line is and is it defined? Gretchen Loebel - Yes.
- Jim Trompke – We know the plan will meet the setbacks you are here to request a variance for the size, correct? Gretchen Loebel – Yes.
- Jay Joyce – Is this for private use? Gretchen Loebel - Yes
- Jay Joyce – How many horses do you have? Gretchen Loebel - I have two Shetland ponies and four Bureau of Land Management mustangs. I do not plan on adding more.
- Frank Marion - How long have you had horses? Gretchen Loebel - I got the two ponies seven years ago. We adopted three mustangs a year ago and just adopted another mustang.
- Frank Marion – What is the depth of the overhang on the building? Jim Trompke – 10'.
- Frank Marion – Has your property been surveyed? Gretchen Loebel – It was surveyed at one time, but I can have it surveyed again.
- Jim Trompke – There's a lot of water run off on that structure, whether it's 45 or 35 feet off the property line. Do you know in what direction the land slopes in that area? Gretchen Loebel – The slope goes in the opposite direction.
- Jim Trompke – I would propose as a condition to add something for the water run off whether it is a trench, slope or swale to make sure it doesn't cause issues to your abutter.

- Robert Sheehan, Jr. – I took it upon myself to look at the DEP wetland maps. Is where the trees begin not on your property? Gretchen Loebel – My land goes up to the trees in the back. I have also received approval for this project from the Conservation Commission

A motion was made by Don Zebrowski and seconded by Frank Marion to close the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

A motion was made by Jay Joyce and seconded by Robert Sheehan, Jr. to close the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

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

Bob Sheehan, Jr. would like to make sure the setbacks are within the bylaws.

Jim Trompke would like to add a condition that grading would adequately provide proper drainage to remain within the property confines.

After discussion, the following condition was made:

- Grading must adequately provide proper drainage to remain within the property confines.

Motion was made by Jay Joyce and seconded by Bob Sheehan, Jr. to approve the special permit and site plan as discussed with condition on the proper drainage. Motion carried 4 in favor, 0 opposed, 0 abstained.

A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to reopen the regular Board meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

### South Street Solar

The Board decided to have Larry Smith review the project and plans.

### Mullins Rule

The Board discussed how the Mullins Rule applies to voting. Bob Sheehan, Jr. suggested asking Kathy Kelly-Regan for something official in writing regarding meeting minutes constitute a transcript according to the Mullins Rule. Jay Joyce to contact Kathy Kelly-Regan.

### **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>
Research the cost of a 60" monitor and external hard drive	Jay Joyce	June 27, 2017
Contact Kathy Kelly-Regan regarding the Mullins Rule	Jay Joyce	June 27, 2017
Create a Special Permit Approval document for Gretchen Loebel's project	Lillian Camus	June 7, 2017
Follow up with Chris Martin RE: PVPC contract	Glen Sexton	June 6, 2017
Contact Larry Smith RE: Munsing Estate	Glen Sexton	June 6, 2017
Contact Cathy Leonard RE: Additional monies due for Munsing Estate plans.	Glen Sexton	June 6, 2017
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

### *Completed Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Contact Chris Martin regarding obtaining Attorney General's response about meeting minutes	Glen Sexton	Completed
Add Bylaw change regarding charging for anticipated project costs up front	Lillian Camus	Completed

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

## **Adjournment**

Motion was made by Robert Sheehan, Jr. to adjourn at 7:55 p.m. 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 June 5, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Secretary