



PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: www.granby-ma.gov

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

Others: Frank Sousa
Kevin Brooks

Absent:

Meeting: Tuesday, June 27, 2017

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 6:01 p.m.

Administrative Items

Approve Bills

No bills to approve

Approve Minutes

Approval of June 5, 2017 Minutes

Postponed to the next meeting.

New Business

ANR – Stephanie – Truby Street

Robert Sheehan, Jr. recused himself from the discussion and left the room.

Frank Sousa presented plans for creating an estate lot near 62 Truby Street. The lot is bounded on the North by Truby Street, on the East by land of Magalhaes, and the West and South by remaining land of Joao. The land is owned by Antonio & Ermilinda Joao. Deed of property recorded in Hampshire County Registry if Deeds as Book 9387, Page 17.

The Board approved the ANR as presented.

Check #357 received from Frank Sousa drawn on the Bank of America in the amount of \$250.00

Robert Sheehan, Jr. returned to the meeting.

Old Business

Munsing Ridge

The Board discussed Larry Smith's (PVPA) inquiry as to whether the Board is OK with Berkshire Design being the peer reviewer for storm water management for the Munsing Ridge project.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to accept Berkshire Design for peer reviewer for storm water management for the Munsing Ridge Project. Motion carried 5 in favor, 0 opposed, 0 abstained.

Glen Sexton will notify Larry Smith of the Board's decision.

Robert Sheehan, Jr. left the meeting to attend a Board of Health meeting.

New Business (continued)

ANR – Kevin Brooks – Batchelor Street

Kevin Brooks presented plans for creating an estate lot. The estate lot would be on the northerly side of Batchelor Street bounded as follows: On the south by Batchelor Street, on the East by lands of Phelps, on the North and West by land of Brooks. Containing a gross area of 2.04 acres including the access strip of 0.20 acres. The rear portion of the estate lot contains 80,001 S.F. +/- (1.84 A. +/-) excluding the access strip. Deed of property recorded in Hampshire County Registry of Deeds as Book 2613, page 247.

The Board approved the ANR as presented.

Check #1853 received from Kevin Brooks drawn on the Polish National Credit Union in the amount of \$250.00

Old Business (continued)

Dickinson Farms Solar by Waterman Design Associates

The Board discussed a request from Michael Scott of Waterman Design Associates regarding a group meeting with other Town Departments to discuss the potential for a large-scale ground-mounted solar array on a portion of the Dickinson Farm off South Street, East Street and Morgan Street.

The Board decided to Mr. Scott should make an appointment to get on a future Planning Board meeting so the entire Board could ask questions instead of just a few Board members at a group meeting. Cathy Leonard to notify Mr. Scott of the Board's decision.

60" Monitor and External Hard Drive

Jay Joyce researched the cost of purchasing a 60" monitor, an external hard drive and the items needed to mount the monitor on a wall in the upper level of the Carnegie Building. Jay reported the total cost for a 60" monitor, wiring, wall mount and external hard drive would be \$600-\$650.

Jay has received a verbal agreement from the Conservation Commission they would pay half of the cost to be able to use the equipment. They also asked if an all-in-one printer could be included.

Jay will follow up with the Conservation Commission to obtain a hard copy confirmation of their agreement to pay for half of the costs.

Mullins Rule

Jay Joyce followed up with Kathy Kelly-Regan regarding the question as to whether or not minutes constitute a transcript of meetings. Ms. Kelly-Regan called Chris Martin who agreed the minutes do constitute a transcript of meetings. Jay noted the Planning Board should obtain a written response to the question from the Town Attorney.

Glen Sexton will talk to Chris Martin to see if the response should come from the Town Attorney or the State Attorney General Office.

PVPC Contract

The Board discussed Larry Smith's question regarding the amount of the FY17 Agreement with the PVPC.

Glen Sexton will contact Larry Smith to let him know the Board needs the result of roundtable discussions one meeting prior to the date of the open hearing.

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
Notify Larry Smith of Board approval of Berkshire Design for storm water management for the Munsing Ridge Project	Glen Sexton	July 10, 2017
Obtain a written agreement from the Conservation Commission they will pay half of the cost of a 60" monitor, all-in-one printer, etc.	Jay Joyce	July 10, 2017
Talk with Chris Martin regarding who should be the final authority on the question of the Mullins Rule	Glen Sexton	July 10, 2017
Contact Larry Smith to let him know the Board needs the result of roundtable discussions one meeting prior to the date of the open hearing	Glen Sexton	July 10, 2017

Completed Action Items

Item	Responsible Party	Due Date
Research the cost of a 60" monitor and external hard drive	Jay Joyce	Completed
Contact Kathy Kelly-Regan regarding the Mullins Rule	Jay Joyce	Completed
Create a Special Permit Approval document for Gretchen Loebel's project	Lillian Camus	Completed
Follow up with Chris Martin RE: PVPC contract	Glen Sexton	Completed
Contact Larry Smith RE: Munsing Estate	Glen Sexton	Completed
Contact Cathy Leonard RE: Additional monies due for Munsing Estate plans.	Glen Sexton	Completed
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, July 10, 2017 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made by Jim Trompke to adjourn at 7:15 p.m. and seconded by Glen Sexton. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the June 27, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary