



# PLANNING BOARD

10 West State Street

Granby, MA 01033

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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  
Lillian Camus, Secretary

Others: Larry Smith, PVPC

Absent:

Meeting: Monday, July 10, 2017

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

## Minutes

**CALL TO ORDER:** Robert Sheehan, Jr. called the meeting to order at 6:05 p.m.

### **Administrative Items**

#### Approve Bills

Invoice #3 in the amount of \$2,152.10 from Pioneer Valley Planning Commission for services of the Pioneer Valley Planning Commission to the Town of Granby from January 1, 2017 through March 31, 2017.

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to approve payment of Invoice #3 in the amount of \$2,152.10 to the Pioneer Valley Planning Commission.  
Motion carried 5 in favor, 0 opposed, 0 abstained.

#### Approve Minutes

##### *Approval of June 5, 2017 Minutes*

Glen Sexton asked if there were any changes to the June 5, 2017 minutes. Robert Sheehan, Jr. suggested one change which was to change the location of the meeting from the Lower Level to the Upper Level.

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce approve the June 5, 2017 minutes as amended. Motion carried 4 in favor, 0 opposed, 1 abstained.

*Approval of June 27, 2017 Minutes*

Glen Sexton asked if there were any changes to the June 27, 2017 minutes. Robert Sheehan, Jr. suggested changing the section header from 174 South Street – Dickinson Farms Solar to Dickinson Farms Solar by Waterman Design Associates to clarify what was discussed.

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce approve the June 27, 2017 minutes as amended. Motion carried 5 in favor, 0 opposed, 0 abstained.

**New Business**

Updates from Larry Smith - PVPC

Larry Smith attended the meeting to update the Board on the review and roundtable (technical review) discussions for the Munsing Ridge project and the proposed Solar Photovoltaic Project at 174 South Street.

Mr. Smith explained he would not be able to give the Board much of an update as the roundtable has not met for the technical review of the projects. The roundtable is scheduled to meet Tuesday, July 18, 2017.

Jay Joyce asked if he could attend the roundtable meeting. Larry Smith said he could not because the meetings are not open meetings. Mr. Smith explained a Planning Board member cannot attend a technical review as they are a decision-maker. If a Planning Board member attends a technical review meeting, Mr. Smith will have to post the meeting as an open meeting. Additionally, if one Planning Board member were to attend a roundtable meeting and none of the other Planning Board members attended, he/she would have an unfair advantage of having knowledge of the discussions from the roundtable that the other members did not have.

Mr. Smith noted there are generally two issues with solar farms which are storm water management and screening. On all the other solar farms he has reviewed, they have had some sort of storm water management.

Jim Trompke stated that he would want to see the applicant's presentation and then decide if any storm water management is needed.

Jay Joyce mentioned that the Board did their job on the East Street solar farm by requiring vegetation so you can't see the solar panels. However, you can see the solar panels because the vegetation was not specified to be there year-round. In the fall/winter you don't have leaves on trees.

Action Item: Larry Smith will research what was approved for vegetation for the East Street solar farm and get back to the Board.

Jim Trompke noted that screening is part of the site plan approval.

Larry Smith recommend the applicant come in with their plan showing specifically what plants they will use for screening.

Mr. Smith also noted that routes of deliveries of the vehicles may be an issue.

Jim Trompke remarked the Board went through all that with the East Street solar farm.

Jay Joyce noted not all abutters were notified of the public hearing for the proposed Solar Photovoltaic Project at 174 South Street. Larry Smith said the only abutter this project has in another town is Westover. Mr. Smith stated he received an e-mail from the project folks which said they sent a notification to Westover.

Jay Joyce asked Larry Smith if the Town of Granby, through the applicant, is responsible for notifying abutters. Mr. Joyce pointed out the application did not include Chicopee. Mr. Smith responded if the applicant comes in with a copy of a letter to Chicopee the Town of Granby is covered. Mr. Smith further explained the applicant contacted Chicopee to find out about abutters and was told the only abutter was Westover and they did not have a contact name to send the notice to at Westover.

Robert Sheehan, Jr. suggested asking at the public hearing who the applicant notified at Westover. That would clarify that issue.

Jim Trompke questioned the wording in the Land Use Classification chart on page 15 with reference to Large Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI). Specifically, Mr. Trompke questioned if a Special Permit was needed.

After discussion, the Board agreed to a bylaw clarification which would read as follows:

Change entry for the Large-Scale Ground Mounted Solar Photovoltaic Installation Zoning District RS from Y to SP/PB-SPA.

Glen Sexton joined the meeting at 7:30 p.m. after attending a Selectboard meeting.

### **Old Business and Information**

Jim Trompke reviewed potential bylaw changes for business estate lots and flag lots with common driveways with Larry Smith.

Bob Sheehan, Jr. asked Larry Smith if he has done similar flag lot driveways in other communities to which Mr. Smith responded affirmatively.

Action Item: Larry Smith will start working on the following potential bylaw changes:

- Business estate lots to allow up to five estate lots via a Special Permit
- Flag lots with common driveways

The Board then discussed different types of housing needed to attract people to town.

Larry Smith left the meeting at approximately 8:45 p.m.

### Granby Bow & Gun Club

Glen Sexton discussed an issue with the Granby Bow & Gun Club that came up at the Selectboard meeting tonight. Mr. Sexton noted the issue may come before the Planning Board at a later date.

### **Old Business and Information (continued)**

#### 60" Monitor and External Hard Drive

Jay Joyce updated the Board on his meeting with John Sullivan regarding locations in the upper level of the Carnegie Building where the 60" monitor could be installed. The Board indicated the West wall near the meeting table would be best.

Jay Joyce also noted Chris Martin said the money for the 60" monitor should come out of the Planning Board's budget.

Action Item: Glen Sexton to talk with Chris Martin regarding monies available in the Planning Board account.

#### Pioneer Valley Planning Commission Contract

The Board discussed expectations from the PVPC representative.

Motion was made by Glen Sexton and seconded by Robert Sheehan, Jr. for Jim Trompke to put together a letter of expectations for the PVPC. Motion carried 5 in favor, 0 opposed, 0 abstained.

Jay Joyce brought Glen Sexton up to date regarding the issue of Cathy Leonard obtaining a complete list of abutters from the Assessor's office.

Action Item: Glen Sexton will talk with Chris Martin regarding the need for the Assessor's Office notifying Cathy Leonard of abutting towns for special permits.

Motion was made by Glen Sexton and seconded by Robert Sheehan, Jr. for Jay Joyce to send an email to Chris Martin asking how to formalize a communication for abutters that are abutting towns and what the time limits are for the communication. Motion carried 5 in favor, 0 opposed, 0 abstained.

#### Future Discussion Items

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 what was approved for vegetation for the East Street solar farm and get back to the Board.	Larry Smith	July 24, 2017
Start working on bylaw changes for <ul style="list-style-type: none"> <li>• Business estate lots to allow up to five estate lots via a Special Permit</li> <li>• Flag lots with common driveways</li> </ul>	Larry Smith	August 14, 2017
Talk with Chris Martin regarding monies available in the Planning Board account	Glen Sexton	July 24, 2017
Put together a letter of expectations for the PVPC	Jim Trompke	July 24, 2017
Talk with Chris Martin regarding the need for the Assessor's Office notifying Cathy Leonard of abutting towns for special permits	Glen Sexton	July 24, 2017
Send an email to Chris Martin asking how to formalize a communication for abutters that are abutting towns and what the time limits are for the communication	Jay Joyce	July 24, 2017
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>
Notify Larry Smith of Board approval of Berkshire Design for storm water management for the Munsing Ridge Project	Glen Sexton	Completed
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	Completed
Talk with Chris Martin regarding who should be the final authority on the question of the Mullins Rule	Glen Sexton	July 24, 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	Completed
Contact Michael Bolton of WMDC to attend Planning Board Meeting	Glen Sexton	Tabled

The next Planning Board meeting will be Monday, July 24, 2017 at 6 p.m. in the Carnegie Library.

**Adjournment**

Motion was made by Robert Sheehan, Jr. to adjourn at 9:14 p.m. and seconded by Glen Sexton. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the July 10, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Recording Secretary