



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: Larry Smith, PVPC
Keith Terry, Sherman & Frydryk
Scott Pio, PC Development
Mike Pio, PC Development

Absent:

Meeting: Monday, July 24, 2017

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 6:08 p.m.

Administrative Items

Approve Bills

None

Approve Minutes

Approval of July 10, 2017 Minutes

Glen Sexton asked if there were any changes to the July 10, 2017 minutes. Lillian Camus noted the reference to Chicopee Rod & Gun Club should be Granby Rod & Gun Club.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. approve the July 10, 2017 minutes as amended. Motion carried 5 in favor, 0 opposed, 0 abstained.

A motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. at 6:13 p.m. to close the regular Board meeting until after the public hearings. Motion carried 5 in favor, 0 opposed, 0 abstained.

New Business

6:15 p.m. Public Hearing

Public hearing to consider an application submitted by P.C. Development, LLC. of 19 Carmelinas Circle, Ludlow, MA for approval of a Definitive Subdivision Plan entitled MUNSING ESTATES/RIDGE, a proposed subdivision of seventy-six (76) residential lots located on approximately 157 acres Zoned Single Family Residence (RS) located generally on the northerly side of Carver Street at the Belchertown town line (also identified as Assessor's Map 17, Block B, Lots 15.4 & 16).

Kenneth Terry of Sherman & Frydryk gave everyone an overview of the planned subdivision.

Questions/Comments from the Public with responses:

- Margaret Jedziniak, 27 Baggs Hill – Ms. Jedziniak noted her land abuts the subdivision and questioned the notch at the top of the plan as she stated it is her land. Ms. Jedziniak provided a certified map from the Town of her property. Mr. Terry responded that our surveyors went by the records, but he will check into the discrepancy. Mr. Terry supplied a copy of the assessors map he received when requesting the abutters list.
- Jen Feldman, 113 Munsing Ridge – Why does the road have to be one long road and not two separate roads. Mr. Terry responded the Town of Granby regulations has a limit on the length of a roadway. Additionally, for safety purposes we need to provide access to this property in two different locations. This was presented as a complete project back when the project was first projected. Fire Department would not allow us to run a cul-de-sac midpoint.
- Larry Smith asked what is at the end of the current cul-de-sac. Does the map show a 50-ft. strip for an extension?
- John Pronovost, 115 Munsing Ridge. I was there when it was just woods and was the first one to build. Our understanding was the cul-de-sac was going to stay. Our concern is they will take out the cul-de-sac. We're concerned about traffic moving fast through the area and the safety of the small kids that live there.
- Cory Lawler, 159 Carver Street – I am aghast they are putting 76 houses in that area. Have they done traffic study?
- John Pelham, 104 Munsing Ridge – Mr. Pelham questioned the waiver request for the trees and asked the waiver not be allowed. PC Development – Not sure the exact number of trees which will be planted. The requirement is so many trees along the edge of the road. In that area, the trees would block out the sun and make it more dangerous for ice and water but they will leave the other trees as much they can.
- David Jedziniak, 27 Bags Hill Road – Is there going to be a fence around the back? I would like to see a fence around the back of the property to keep the ATVs out and keep people from dumping trash on my property.
- Lisa Cohen, 111 Munsing Ridge – We were also told by our broker the cul-de-sac would remain. PC Development – We have no problem with keeping the cul-de-sac.
- Jen Feldman – 113 Munsing Ridge – Do you needed two openings because of the length of the road? Mr. Terry - The maximum dead-end street permitted in Granby is 800 feet
- Unknown Person - The developer also told them the road would end at the cul-de-sac.

- Jonathan Jedziniak, 27 Baggs Hill Road – Has there been an environmental impact done and is there enough water to provide for these houses and sewage? Glen Sexton - That is the developer's concern.
- John Pelham, 104 Munsing Ridge – What is the purpose of the 50-foot strip and why does it stop and not go around the corner to the first phase? Mr. Terry – I don't know why the reserve strip does not carry around the corner. We don't believe it was intended to come around the corner to buffer one part of the subdivision from another. Larry Smith – A long time ago a spike strip was required to prevent access from one lot to another. That's the only reason we could come up as to why that is there.
- Roger Cohen, 111 Munsing Ridge Road– I would like an answer to the question if an environmental study has been done. Also, are the 76 houses going to be city water/sewage. Mr. Terry - No each home is going to be on its own sanitary system and well. We are working with the conservation commission on this subject.
- Thomas Rousell, 140 Carver Street – What was the original permit for that development? PC Development - 509 lots five houses a year for 10 years. Glen Sexton– The Board will look into that to get the specifics.
- Unknown Person - What is the timeframe on the development? Jim Trompke – The development of homes is up to the market demand.
- John Pelham, 104 Munsing Ridge – This is a huge subdivision and will take many years to sell 76 houses. We will be dealing with construction for decades. I hope at the very least you will require them to start the new road from the far end in to minimize the amount of construction traffic.
- Rich Domeracki, 428 Batchelor Street – How many estate lots are there? Mr. Terry – I believe there are 14. Mr. Domeracki - I would like the Board to eliminate all estate lots for the traffic, well and septic.
- John Pronovost, 115 Munsing Ridge - They built two or three houses in the last six or eight months. The noise will be constant if they are going to put 76 houses in there. I would ask the Board to restrict when the trucks can operate.
- John Pronovost, 115 Munsing Ridge - There's a lot of blasting. I'm concerned about our houses with the constant blasting and shaking of our houses. I'm worried about wildlife displacement and wetlands. I'm concerned about no sidewalks in new area as well as lights and with the water situation. Glen Sexton – I know they are working with Conservation Commission.
- Thomas Rousell, 140 Carver Street – If you were to sit in my driveway and watch the cars go by which is in a 25 mpg. zone there are lots of accidents. Now you're adding more traffic. Something will have to be done.
- Thomas Hill, 118 Munsing Ridge Road – Are you going to have a Home Owners Association (HOA)? PC Development – Your HOA is separate from the new one. Your current HOA will remain and the new section will have their own. We will not build the houses, just sell the lots.
- Unknown Person – My concern is houses being built will bring down the value of our houses.
- David Jedziniak, 27 Bags Hill Road – What are the plans for the water when the trees are cut down? Robert Sheehan, Jr. – There will be no increase in water from the site to Turkey Hill. Everything will be taken care of through groundwater filtration. Mr. Terry

- We calculated a base flow of the property in three different directions. We have infiltration and retention basins downgrade of most of the development to take care of the water. Our analysis has been reviewed by an independent engineer.
- David Jedziniak, 27 Bags Hill Road – Are you going to guarantee me in writing that my property won't flood?
- Carl Parylak, 255 Carver Street – How many street lights will there be and do they get turned off at night? PC Development – It hasn't been determined exactly where the lights will be located., but not on whole street.
- Unknown Person – The traffic study question was not answered. At the same time, there should be a wildlife impact study done. Larry Smith - No, a traffic study hasn't been done.
- Rich Domeracki, 428 Batchelor Street – What is the timeframe of conditions after you review all this information and make your decision. Months or years? – Glen Sexton – We meet every two weeks and if we need some things, such as a traffic study done, it would be months not years before a decision is made.
- Margaret Jedziniak, 27 Baggs Hill – Will you be sending us notices of your decision?
- Jen Feldman – 113 Munsing Ridge – I just want to reiterate the importance of the cul-de-sac.
- John Pelham, 104 Munsing Ridge – Leave the existing cul-de-sac because of the plantings and will slow down traffic.
- Deborah Pelham, 104 Munsing Ridge – Can speed bumps be added to slow traffic?
- Margaret Jedziniak, 27 Baggs Hill – Does the Planning Board put the conditions on the project and how would we know? Glen Sexton – The meetings are open and you are welcome to attend any of them.

Questions/Comments from the Board:

- Robert Sheehan, Jr. – I think a traffic study would be appropriate.
- Jim Trompke – I want to digest the remarks from all the departments first.
- Larry Smith - The Board will have to go back to find out if the original plans indicated the cul-de-sac would be removed later.
- Jim Trompke - Would you be opposed to keeping the construction entrance to the new entrance? PC Development – That we have to look at because it would involve crossing the wetlands right away. How would you police that?
- Larry Smith – How long do you anticipate it will take to complete the road? PC Development – Two to three years.
- Larry Smith – You will have to put up a covenant. PC Development – We would put up a bond.
- Jim Trompke – The road would have a base coat road with storm drainage, but it would be a functioning road.

Larry Smith introduced Christopher Chamberland of Berkshire Design Group who was in attendance. Jim Trompke asked Mr. Chamberland to discuss the results of their peer review of the project with the Board.

Mr. Chamberland noted Berkshire Design Group did a complete review as far as compliance

with Granby subdivision, lot layout drainage, etc. We wrote a letter with our recommendations. A few of the recommendations were:

- Some of the estate lots will need to be reconfigured. The Town bylaw requires each estate lot to be a minimum of 80,000 sq. ft. which would cause some of the property lines to be adjusted.
- Drainage is designed very well. However, there is a concern regarding the test pits. Some revealed the ground water were close to, at or above the level. The pits will be adjusted.
- Each one of the homes would have a drywell to take water off the roof. The Planning Board will have to mandate a dry well. Larry Smith – I don't recommend dry wells. Most subdivisions I've worked with have taken into account the drainage. This avoids dry well maintenance issues down the road.
- Larry Smith noted on another project the engineers started discussing the fact they are changing the calculations as to how they are calculating for various storm frequencies. The nature of storms and weather patterns has changed. Mr. Chamberland responded that we didn't address that issue. The drainage will be more thoroughly reviewed after the designer makes some changes in the plans based on the issues brought up.
- Larry Smith stated the Department meetings brought up concerns regarding driveways and the pitch of them.
- Jim Trompke said he would like to see the cul-de-sac stay there to keep the planting in there.
- Glen Sexton asked how long is the road? Mr. Terry responded from Carver Street to Carver Street it is over 7,200 ft.

Larry Smith reviewed his July 20 letter with his recommendations

- Waivers Requested
 - 1. a - A 2% vs 3% roadway crown.
 - Jay Joyce asked why 2% vs 3%? Mr. Terry - We have an ADA requirement of 2% for sidewalks and extended that to the road. Jim Trompke - As long as our DPW is fine with it we're OK. Jim noted we need an answer in writing from Dave Desrosiers on this matter.
 - 1.b – Use bituminous instead of concrete for sidewalks on only one side of the street. This would match the rest of the subdivision.
 - Jim Trompke – We are saying concrete on one side. Construct sidewalks to be in compliance with ADA as opposed to our bylaws.
 - 1.c. – Street lighting - Bylaws only say install conduit and base. The lights would be located on the strip between the sidewalk and the berm.
 - Jim Trompke – What is the distance between curb and sidewalk? Mr. Terry - 5 ½ feet between the gutter and sidewalk. Jim Trompke – I would like to see how many lights will be installed.
 - 1.d - Street Trees – After discussion it was agreed to no trees on the sidewalk side of the street.

Jim Trompke confirmed that underground utilities will be constructed when the road is created.

- D – Fire Protection - Jim Trompke noted the Fire Chief is recommending one cistern and two sprinkler systems or two cisterns and no sprinkler systems. Larry Smith - The Fire Chief would like every house to have sprinklers, however, it will be two cisterns and no sprinkler systems.

Robert Sheehan, Jr. asked about a Nature/Wildlife Review with Conservation along with Natural Heritage. Larry Smith responded this property does not lie within a primary habitat so Natural Heritage doesn't apply.

Mr. Terry asked for a continuance of over a month. Jim Trompke noted that would give the Board time to discuss the issues we have. We will continue the public hearing to our next regularly scheduled meeting August 14, 2017 for further discussion. It's up to PC Development if they would be here.

Traffic Study – Jim Trompke stated the Board will rely on our Police Chief's advice.

A motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to continue the public hearing on the Munsing Estate Definitive Subdivision Plan to August 14, 2017 at 6 p.m. Motion carried 5 in favor, 0 opposed, 0 abstained.

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

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

Jim Trompke suggested the Planning Board should not have two hearings in one meeting due to the potential number of questions and length of each hearing. Glen Sexton to pass this information along to Cathy Leonard.

A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke at 8:12 p.m. to open the public hearings. Motion carried 5 in favor, 0 opposed, 0 abstained.

8:12 p.m. Public Hearing

Public Hearing to consider the application of South Street Solar Power LLC., 111 Speen Street, Framingham, MA for a Special Permit and Site Plan as required under the following sections of the Granby Zoning Bylaw:

- *Section 5.99 – Large Scale Ground Mounted Solar Photovoltaic Installations*
- *Section 6.2 – Special Permits*
- *Section 6.3 - Site Plan Approval*

The applicants propose to install a 5.826.6 (kW) ground mounted solar photovoltaic (PV) facility on an 18.7 acre portion of 92 acre parcel of land located at 174 South Street (Assessor's Parcel ID: 5-D-1) owned by Robin Molin of 123 Morgan Street, Granby, MA which is located within the Residential Single Family (RS) Zoning District.

A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to accept the withdrawal by South Street Solar Power, LLC without prejudice for a solar array. Motion carried 5 in favor, 0 opposed, 0 abstained.

A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke at 8:15 p.m. to close the public hearings and reconvene the Board meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

Bylaw Change

Construct sidewalks to be in compliance with ADA as opposed to our current bylaws.

FY 2018 PVPC Contract

Larry Smith handed Glen Sexton two copies of the FY 2018 PVPC contract for signatures. Glen Sexton noted the signed contract had already been sent to PVPC. Larry Smith explained PVPC does not have a record of receiving it, thus the two copies to be signed.

Glen Sexton will discuss the signing of the contracts with Chris Martin as he will also need to sign them contracts. Larry Smith will pick up the signed contracts at 1 p.m. on July 25, 2017.

Common Driveways

Larry Smith provided copies of bylaws from the towns Spencer, Southwick and Southamptton regarding common driveways. Jay Joyce asked if Larry Smith had pulled a copy of South Hadley's common driveways bylaw. Larry Smith responded he did not pull a South Hadley's common driveways bylaw.

The Board will review the sample bylaws and mark them up as a guide to a bylaw for Granby.

Flag Lots/Estate Logs

Larry Smith provided copies of Northampton's bylaws on Flag Lots. The Board will review the sample bylaws and mark them up as a guide to a bylaw for Granby.

Driveway Standards

Larry Smith provided copies of Spencer's general driveway bylaws. The Board will review the sample bylaws and mark them up as a guide to a bylaw for Granby.

East Street Solar Farm

Larry Smith sent an e-mail to the Board which was dated July 12, 2017 regarding conditions for the Kearsarge Solar Facilities. Mr. Smith noted an inspection wasn't made to ensure they followed up with all the conditions. Jim Trompke suggested a letter be sent to them stating they had X number of days to comply with the conditions or cease and desist. Robert Sheehan, Jr. responded that would be Steve Reno's job. Lillian Camus will draft a letter to Steve Reno with a copy to Chris Martin and Selectboard regarding the noncompliance with conditions.

Department Roundtables

Glen Sexton will follow up with Chris Martin regarding the roundtables and Planning Board member attendance,

Mullins Rule

Lillian Camus will draft a letter to the Town Clerk asking for a written interpretation of the Mullins rule. Specifically, do meeting minutes meet the requirements as a transcript. A draft of the letter will be sent to Glen Sexton to finalize and delivery to the Town Clerk.

Television

Jay Joyce noted the TV will be here this Friday. Half of the cost will be paid by Conservation Commission.

Conservation Commission would also like to have a three-in-one printer/copier/scanner and split the cost with the Planning Board. Jay Joyce has located a printer/copier/scanner which lists at \$200 and is on sale for \$100.

A motion was made by Jay Joyce and seconded by Jim Trompke to purchase the 60” television and split the cost with the Conservation Commission. Motion carried 4 in favor, 1 opposed, 0 abstained.

Robert Sheehan, Jr. voiced his concern over the Planning Board using money out of its budget for capital items. Mr. Sheehan thought the money for the printer/copier/scanner should come out of the Town’s budget.

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
Schedule only one public hearing per Planning Board meeting	Glen Sexton	August 14, 2017
Sign FY 2018 PVPC contract and ask Chris Martin to sign	Glen Sexton	July 25, 2017
Review sample bylaws for Common Driveways, Flag Lots/Estate Lots and Driveway Standards	Planning Board	August 14, 2017
Draft a letter to Steve Reno RE East Street Solar Farm noncompliance with conditions	Lillian Camus	August 14, 2017
Follow up with Chris Martin regarding the roundtables and Planning Board member attendance	Glen Sexton	August 14, 2017
Draft a letter to the Town Clerk asking for a written interpretation of the Mullins rule	Lillian Camus	August 14, 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

Item	Responsible Party	Due Date
Research what was approved for vegetation for the East Street solar farm and get back to the Board.	Larry Smith	Complete except for details as to vegetation
Start working on bylaw changes for <ul style="list-style-type: none"> • Business estate lots to allow up to five estate lots via a Special Permit • Flag lots with common driveways 	Larry Smith	Ongoing
Talk with Chris Martin regarding monies available in the Planning Board account	Glen Sexton	Ongoing
Put together a letter of expectations for the PVPC	Jim Trompke	Ongoing
Talk with Chris Martin regarding the need for the Assessor's Office notifying Cathy Leonard of abutting towns for special permits	Glen Sexton	Completed
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	Complete
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, August 14, 2017 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made by Jim Trompke to adjourn at 8:52 p.m. and seconded by Robert Sheehan, Jr. Motion carried 5 approved, 0 opposed, 0 abstained

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

Respectfully submitted,

Lillian Camus
Secretary