



PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

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

Others: Larry Smith, PVPC

Absent: Lillian Camus, Secretary

Meeting: Monday, August 28, 2017

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 6:05 p.m.

Administrative Items

Approve Bills

No bills approved.

Approve Minutes

No minutes reviewed.

Disclosure Letter

Robert Sheehan, Jr. handed out and read a disclosure letter for the Granby Bow and Gun Club. The Board agreed there wasn't a conflict of interest after hearing the discloser.

A motion was made by Robert Sheehan, Jr. at 6:20 p.m. 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.

New Business

Cont'd Hearing 6:20 P.M. 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).

Glen Sexton reopened the public hearing for Munsing Ridge Estates and circulated a letter to the Board from Chief Wishart with his comments related to said development.

The public was asked for comment and the below questions were heard:

- Will there be an impact study?
- Abutters concerns about water run-off onto their property.
- Will the roundabout stay?
- Will there be a fence along the back property lines?
- Will there be a traffic study because of the traffic back up in Ludlow at the intersection of Brook and East Streets?

There was discussion back and forth but no decisions were made.

The Board also reviewed the site plan for Munsing Ridge showing the original plans provided for a future road. Documents viewed were obtained from the Hampshire Country Registry of Deeds.

A motion was made by Robert Sheehan, Jr. at 6:58 p.m. and seconded by Jay Joyce to continue the public hearing until September 11, 2017 at 6 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.

A motion was made by Robert Sheehan, Jr. at 6:59 p.m. and seconded by Jay Joyce to reopen the regular meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

Review Letter from Board of Selectmen

Glen Sexton circulated a letter from the Selectboard requesting the Planning Board review the findings from a decision that was made in 2010 concerning the Granby Bow and Gun Club.

There were many people from the public that voiced concerns, such as:

- Noise levels
- Certain chemicals that are used
- Will the Planning Board make a decision on the operation tonight

The Board also reviewed the site plan for the Granby Bow and Gun club.

The Board made it clear that we were only reviewing the letters' request. The Board informed the residents they could file a complaint with the code enforcement officer who would investigate the issues.

Discuss Letters to Code Enforcement Officer for Follow up on East Street Solar, Lamoreux (SP) and Bike Shop

The Board discussed sending the Code Enforcement officer a letter reiterating the concern of operation with the Bike Shop at Five Corners. Concerns were:

- Work being done on a vehicle in the parking lot in front of the Bike Shop
- Bikes are being displayed on the island again as well as the sidewalk
- Bikes re also being worked on in the public sidewalk
- Trash being stored on the north side of the building.

Commercial/Business Flag Lots

Larry Smith presented options to create commercial/business flag lots.

Monitor

Jay Joyce presented the total cost of the monitor used for presentations/plan reviews.

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

The next Planning Board meeting will be Monday, August 28, 2017 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made by Robert Sheehan, Jr. to adjourn at 8:40 p.m. and seconded by Jay Joyce. Motion carried 4 approved, 0 opposed, 0 abstained

I, James Trompke, certify that these minutes are true and accurate minutes of the August 14, 2017 Planning Board meeting.

Respectfully submitted,

James Trompke
Vice Chairman