



# PLANNING BOARD

10 West State Street

Granby, MA 01033

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

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

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

Others: Rose Cupak  
Michael Cupak

Absent: Jim Trompke, Vice Chair

Meeting: Thursday, August 31, 2017

Location: 10-B West State Street, Granby, MA

## Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 3 p.m.

### Administrative Items

#### *ANR 120 School Street*

Michael Cupak reviewed plans to make four parcels out of three which will change the boundary lines on property located on the west side of School Street, Plan showing 4 lots.

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce approve the ANR for 120 School Street. Motion carried 4 in favor, 0 opposed, 0 abstained.

Check #2917 received from Michael and Rose Cupak drawn on the Citizens Bank in the amount of \$250.00. Rose Cupak will deliver an additional check for \$250.00 for the remainder due to Cathy Leonard tomorrow.

### New Business

*None*

### 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>    |
|---|--------------------------|--------------------|
| Draft a letter to Selectboard RE East Street Solar Farm noncompliance with conditions           | Lillian Camus            | September 11, 2017 |
| Relay changes to Cathy Leonard on Planning Board forms  | Jay Joyce                | September 11, 2017 |
| Purchase name plates and gavel for Planning Board meetings                                      | Glen Sexton              | September 11, 2017 |
| Let Cathy Leonard know the Board's decision regarding Dickinson Solar Project Fees              | Glen Sexton              | September 11, 2017 |
| Ask Chris Martin to obtain an official letter from the Town Attorney regarding the Mullins Rule | Glen Sexton              | September 11, 2017 |
| Schedule only one public hearing at 6 p.m. per Planning Board meeting                           | Glen Sexton              | Ongoing            |
| Review sample bylaws for Common Driveways, Flag Lots/Estate Lots and Driveway Standards         | Planning Board           | 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, September 11, 2017 at 6 p.m. in the Carnegie Library.

### Adjournment

Motion was made by Robert Sheehan, Jr. to adjourn at 3:10 p.m. and seconded by Lillian Camus.  
Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the August 31, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Secretary