



PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

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

Others: Raymond Morrissette
Ellen Freyman, Shatz, Schwartz and Fenton, PC

Absent: Glen Sexton, Chair
Jim Trompke, Vice Chair

Meeting: Monday, September 25, 2017

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

Minutes

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

Administrative Items

Approve Bills

No bills to approve.

Approve Minutes

Approval of September 11, 2017 Minutes

Postponed to the next meeting.

Letters to Code Enforcement Officer

The Board reviewed the draft letters to the Code Enforcement Officer regarding bylaw and/or site plan approval condition violations. Some changes were made to the draft letters. Lillian Camus will make the suggested changes and have the letters ready for the Board to sign at its October 10 meeting.

ANR 17-19 East Street

Raymond Morrisette discussed property he has at 17-19 East Street which he wants to separate into lots but does not currently meet the Towns' bylaws. Robert Sheehan, Jr. read a letter dated September 25, 2017 from Randall Izer of Harold L. Eaton & Associates which stated in part, "Meeting with the Planning Board on an informal basis is necessary to find out what process or processes need to be gone through in order to end up with legal, saleable lots. Mr. Izer is a surveyor Mr. Morrisette is working with on this project.

After review of the project, Robert Sheehan, Jr. suggested creating a conventional lot on one side and an estate lot on the other. There would still be bylaw violations that would need to be addressed.

Jay Joyce noted on projects such as this there is usually a joint meeting with the Zoning Board of Appeals in order to expedite any issues that may arise. Jay Joyce also noted that, at this meeting, this project was not an ANR.

Also noted was the need for formal drawings with all easements noted.

New Business

6:38 p.m. – Discussion – Baggs Hill Road – Dudley Property

Ellen Freyman attended the meeting representing the owners of the Dudley property.

Ms. Freyman noted in 1963 Baggs Hill Road was discontinued as a public way by the County at a certain sign post. The lot in question begins after the discontinuation of Baggs Hill Road as a public way and, therefore, does not have frontage on a street that is considered a public way, by definition.

The Board discussed the issue of the lot being land-locked and as a result will not meet the bylaw requirement for a buildable lot.

Ms. Freyman will take the information back to the owners of the Dudley property.

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

Action items were not reviewed at this meeting.

Next Meeting

The next Planning Board meeting will be Monday, October 10, 2017 at 6 p.m. in lower level of the Carnegie Library.

Adjournment

Motion was made by Jay Joyce to adjourn at 7:42 p.m. and seconded by Lillian Camus. Motion carried 3 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the September 25, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary