



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
Lillian Camus, Secretary

Others: Larry Smith, PVPC
Bob Peterson
Alan Kotowicz
Michael Scott, Waterman Design Associates

Absent:

Meeting: Monday, October 23, 2017

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

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 6 p.m.

Administrative Items

Approve Bills

No bills to approve.

Approve Minutes

Approval of October 10, 2017 Minutes

Jim Trompke asked if there were any changes to the October 10, 2017 minutes. Add the following sentence to page two, at the end of the second paragraph under New Business: The Planning Board will recommend the Board of Selectmen establish a "Driveway Committee" to review the need for a Bylaw to be created. Page five – add the word "all" before "conditions were met." to the first sentence of the second paragraph under CVS. Eliminate some duplicate entries between the new and completed action items.

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

Approval of October 16, 2017 Minutes

Jim Trompke asked if there were any changes to the October 16, 2017 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce approve the October 16, 2017 minutes. Motion carried 4 in favor, 0 opposed, Glen Sexton abstained.

New Business

Robert Peterson – ANR

Robert Peterson reviewed plans to divide land of the Estate of John A. Peterson, Jr. leaving 2.354 acres with the house and creating a separate lot of 2.327 acres.

The Board approved the ANR as presented.

Check #9492 received from Robert Peterson drawn on the Webster Bank in the amount of \$250.00

Alan Kotowicz

Robert Sheehan, Jr. recused himself and left the building.

Mr. Kotowicz updated the Board on the K-Pines project. Mr. Kotowicz is still working with the DEP to resolve issues they come up with. The DEP is now looking for culvert replacements. Mr. Kotowicz is asking if he needs an extension on the site plan approval as a result of the delays caused by DEP requests.

After reviewing saved documents, Jay Joyce recovered an e-mail from Larry Smith indicating the deadline for work to start on the K-Pines project was January 2018. Larry Smith will research the Planning Board decision for restrictions. In the meantime, Mr. Kotowicz agreed to start work before the January 2018 deadline.

Regarding a separate issue, Mr. Kotowicz was approached by a landowner on Chicopee/Carver Street who wanted him to build on his property. The owner didn't want to sell lots, but wanted an exclusive builder for their land. Mr. Kotowicz reviewed a draft plan for the area. He will return at a later date with an official ANR and site plans.

Robert Sheehan, Jr. rejoined the meeting at 6:27 p.m.

A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce at 6:29 p.m. to close the regular Board meeting until after the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

A motion was made by Jay Joyce and seconded by Robert Sheehan, Jr. to open the public hearing. Discussion among the Board members that due to the fact we are short one Board member should we wait until that Board member was present. Motion carried 4 in 0 opposed, 0 abstained.

6:30 p.m. - Public Hearing to consider the application of Granby Solar, LLC, 4 Liberty Square, 3rd Floor, Boston, MA 02109 for a Special Permit and Site Plan Approval as required under the following sections of the Granby Zoning Bylaw:

- Section 3.0 – Table 1. Schedule of Use Regulations
- 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 3.0 MW (DC) large scale ground mounted solar photovoltaic (PV) facility on an approximately 15 acre portion of the approximately 108 acre parcel of land located at 134 South Street (Assessor's Parcel ID: 5-B-3-2, 5-B-4, 5-B-7) owned by Leonard and Bruce LaFlamme of 134 South Street, Granby MA (a/k/a Dickenson Farm, also fronting on Morgan and East Streets) which is located within the Residential Single Family (RS) Zoning District.

Mr. Michael Scott, speaking on behalf of the applicant, requested a continuance of the public hearing to the next Planning Board meeting as the entire Planning Board was not at this meeting. The next Planning Board meeting is November 13, 2017.

A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce to continue the public hearing to November 13, 2017 at 6:15 p.m. Motion carried 4 in favor, 0 opposed, 0 abstained.

A motion was made by Robert Sheehan, Jr. and seconded by Jay Joyce at 6:45 p.m. to close the public hearing and reconvene the regular meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

Glen Sexton joined the meeting at 6:54 p.m.

Vote on a Zoning Bylaw to Establish a Temporary Moratorium on Recreational Marijuana

The Board discussed current bylaws. A medical marijuana dispensary would be allowed in our business district according to current bylaws.

The Board discussed asking Larry Smith to identify where recreational marijuana would be allowed according to our current bylaws, so the Board could share this information with the Selectboard.

A motion was made by Jay Joyce and seconded by Glen Sexton to ask Larry Smith to obtain the information the Board requires to make an informed decision regarding marijuana facilities. Motion carried 5 in favor, 0 opposed, 0 abstained.

Completing Our Munsing Ridge Requirements

It was noted at the meeting that two signed copies of the Definitive Subdivision Plan Approval were needed for processing. As only one copy was available at the meeting, Lillian Camus will drop off a second copy with Cathy Leonard to hold on to for the Planning Board members to sign.

The Board discussed how much to invoice for the Munsing Estates project. The Board decided as follows:

2,000.00	Definitive Subdivision Plan
5,700.00	plus \$75 per lot - 76 lots
700.00	Waiver of Subdivision Requirement - 7 waivers x \$100
<u>2,534.85</u>	Larry Smith's charges
<u>10,934.85</u>	

Plus, public hearing notice charges and any administrative costs from the Town Administrator's Assistant to date.

Plus \$250.00 per document for easement review by attorney

Plus, per the Planning Board's Definitive Subdivision Plan Approval under Construction #18 – The applicant shall provide an “outside consultant” fee to the Planning Board in an amount determined by the Planning Board to retain the services of the peer review engineer to conduct periodic ongoing inspections of the project to review its compliance with the approved plans.

The Board noted the Town Code Enforcement Officer should be keeping the Planning Board informed of all inspection costs, so they can be billed back to the contractor on completion of inspections.

Larry Smith will forward a form he uses to keep track of hours spent working on a project as an example the Town Code Enforcement Officer could use.

A motion was made by Jay Joyce and seconded by Lillian Camus to charge the Munsing Ridge developer whatever the bylaws state. Any remaining monies would be returned to developer. Motion failed; 2 in favor (Jay Joyce and Lillian Camus), 3 opposed (Glen Sexton, Jim Trompke, Robert Sheehan, Jr.).

The Board discussed the idea for a consultant to track project adherence.

A motion was made by Glen Sexton and seconded by Robert Sheehan, Jr. for Larry Smith/PVPC to be the Planning Board representative for project adherence on the Munsing Ridge project. Motion carried 5 in favor, 0 opposed, 0 abstained.

Recording Public Hearings

Jim Trompke volunteered to purchase a recorder and tapes for the Planning Board to use for public hearings.

Forming a “Driveway Committee”

The Board discussed forming a Driveway Committee.

A motion was made by Robert Sheehan, Jr. and seconded by Glen Sexton to send a letter to the Fire Chief regarding his concerns about the driveways at Munsing Estates. The Board does not feel it is necessary to pursue driveway regulations at this time. Motion carried 3 in favor (Glen Sexton, Jim Trompke, Robert Sheehan, Jr.), 2 opposed (Jay Joyce and Lillian Camus), 0 abstained.

Additionally, Glen Sexton will bring up the topic to explore a possible future driveway bylaw with the Selectboard.

We heard your concerns about the driveways at Munsing Ridge. The Board doesn't feel it necessary to pursue driveway regulations at this time.

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

Review of action items was postponed to the next meeting.

Open/New Action Items

Item	Responsible Party	Due Date
Obtain the information the Board requires to make an informed decision regarding marijuana facilities	Larry Smith	November 13, 2017
Drop off one more copy of the Munsing Estates decision with Cathy Leonard for Planning Board members to sign	Lillian Camus	October 24, 2017
Forward hours spent on projects form to Planning board	Larry Smith	November 13, 2017
Purchase a recorder for Planning Board use during public hearings	Jim Trompke	November 13, 2017
Create letter to Fire Chief regarding driveways at Munsing Estates for Glen to sign	Lillian Camus	November 13, 2017

Bring up the topic to explore a possible future driveway bylaw with the Selectboard	Glen Sexton	November 13, 2017
Deliver signed bylaw violation letters to Cathy Leonard	Lillian Camus	October 12, 2017
Purchase name plates and gavel for Planning Board meetings. Gavel received. Glen to pick up name plates from Staples	Glen Sexton	In Process
Ask Chris Martin to obtain an official letter from the Town Attorney regarding the Mullins Rule.	Glen Sexton	In Process
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, November 13, 2017 at 6 p.m. in the Carnegie Library.

Adjournment

Motion was made by Glen Sexton to adjourn at 9:08 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 October 23, 2017 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary