

Town of Blandford  
Public Hearing Minutes  
Park Avenue Solar, LLC  
November 7, 2018

**Present:** Rick Barnard, Julie Mueller, Sharon Barnard, Sarah Simpson

**Call to Order:** Rick Barnard, Chair

Chairman introduced board

Park Avenue  
Review decommissioning bond (amendment #1)

OPEN MEETING –6:09 PM

Kirt Mayland of Altus Power running late.

Sarah made the motion to table hearing for Park Avenue Solar until after Planning Board meeting due to delay of Park Avenue Solar. Sharon seconded. Voted unanimously.

Hearing tabled at 6:20 PM

Hearing reconvened 7:35 PM

Kirt Mayland of Altus Power

Status update

Capping staging area - staging area only. Work being done currently.

Design almost completed for structural phase.

Will provide information to building inspector (contact information on town website) to obtain building permit.

Plan on building through the winter

Submitting final Conservation Commission requirements within the next couple of days

Planning on submitting for PILOT program

Amendment #1 needs to be signed and forwarded back to Altus Power. Rick read amendment #1 for clarification

Rick made motion to accept decommissioning bond BLMA Solar (RDG Solar) secured by Hanover Insurance Company and to also accept amendment #1. Sharon second. Voted Unanimously

Sharon motioned to close public hearing. Julie seconded. Voted unanimously. Hearing closed at 7:53.

Town of Blandford  
Planning Board Minutes  
November 7, 2018

**Present:** Rick Barnard, Julie Mueller, Sharon Barnard, Sarah Simpson

**Call to Order:** Rick Barnard, Chair – Meeting opened at 6:20 PM

Chairman introduced board

**OLD BUSINESS**

Julie made motion to accept meeting minutes for 7/25, 8/1, 10/3. Sharon seconded. Voted unanimously.

**NEW BUSINESS**

**Cyprus Renewable Resources**  
**Site plan review**

Anna McQuillan of Cypress Creek Renewables

5mw AC site proposed for 82 Curtis Hall Road. Land owned by Paul and Antonio Borges.

General overview of site plan.

Anna asked if there were any questions from the Board.

Rick recommended that when application is submitted to ensure that it is complete to avoid delays in process.

Anna advised that she is unsure if property has been surveyed but will be within the next couple of weeks. She also confirmed that they have met with Conservation Commission.

- battery backup
- containers in the center of the site
- 3 separate parcels/unable to advise of actual acreage
- site is wooded and would need to be cleared
- has not pulled abutter list, so unsure of any adjacent properties

**Reviewing zoning bylaws by Becky from PVPC  
Revised map review**

Becky suggested to make a mixed-use Village Center District to allow residential and business use.

Rick said concern is trying to figure out to reconfigure space due to residences.

Julie confirmed that there would be no impact to taxation .

Comprehensive report with recommendations for changes.

Please see Blandford Comprehensive Zoning Review and suggestions.

Susan will check to see if she has most recent copy of Zoning By Laws. If not, Don Brainard of Zoning Board of Appeals will provide to Becky.

Julie inquired about eliminating agricultural district as residents that reside within those districts feel that they reside in rural residential. Becky suggested to keep Village Center District for business district, make residential (R1 and R2) for any area that has town water, and agricultural district (min requirement of 3 acres and 300' frontage) for properties that do not have town water.

Next meeting Becky will bring back updates from recommendations. In the meantime, if any PB members have any additional points to make, bring them to Susan. PVPC will bring back updates by end of year.

**Overlay District – *Rick will check with Gordon Avery re: Long Pond and Water Commission restrictions. If acceptable to use, need to remove special permit requirement in bylaws (12-20 acres).***

Tabling cemetery commission

Site Plan Review SWCA (representing DG Solar of Massachusetts)

John Thomas for SWCA

Presenting application and has been through Conservation Commission  
Same footprint, however panels will change from South facing to East/West to make sure to be compliant with buffers required.

SWCA understand that there will be additional consultant fees imposed

Review of Michael Petrin of VHB reviewed peer summary.

SWCA will provide a survey reference to VHB

SWCA will provide all required documents

SWCA will request a waiver of the scale of greater than one in equaling 20 feet

SWCA engineer will contact Michael Petrin to discuss storm water regulations

4 checks provided

Kirt Mayland (abutter) raised a number of technical questions for DG and DG responded in kind.

Michael Petrin confirmed that SWCA can update site plan without refilling application.

SWCA will bring updated revised/full information to 12/5 planning board meeting.

Sharon motioned to pause Planning Board Meeting for continuation of Public Hearing. Seconded by Julie. Voted unanimously. Meeting paused at 7:35 PM.

Meeting resumed 8:07 PM

**Update on Sunpin/McGinty Property**

-No updates until Conservation Commission meets again

**Review marijuana bylaws**

Few actual changes, mostly formatting issues. Board reviewed all changes.

Planning Board to continue moratorium until July 2019.

Sharon motioned to adjourn meeting, Julie seconded. Motion passed unanimously.

ADJOURN – 9:07 PM

Respectfully Submitted,  
Sarah Simpson, Secretary