

Town of Blandford

Joint Planning Board and Zoning Board of Appeals Meeting

December 5, 2018

Present: Rick Barnard, Julie Mueller, Sharon Barnard, Jeff Allen, Sarah Simpson

Call to Order: Rick Barnard, Chair

Chairman introduced board

OPEN MEETING –6:00 PM

Sumner Robbins - ZBA

Don Brainerd - ZBA

Susan Westa - PVPC

Becky Basch - PVPC

Becky advised report to be issued with review will include sample by laws for board to review.

Becky believes that with funding remaining PVPC can provide a final report of proposed revisions of the bylaws.

Review of map updates.

Board discussed and decided the Village Mixed Use and Residential Use boundary definitions.

PVPC recommended that the Planning Board apply for the DLTA Grant to fund PVPC consultation.

Julie had questions on definitions.

Extended discussion regarding the definition of trailers.

Review of Schedule of Uses

PVPC will compile a site plan review application checklist for BPB.

Jeff motioned to close public hearing. Sarah seconded. Voted unanimously. Hearing closed at 7:08.

Town of Blandford
Planning Board Minutes
December 5, 2018

Present: Rick Barnard, Julie Mueller, Jeff Allen, Sharon Barnard, Sarah Simpson

Call to Order: Rick Barnard, Chair – Meeting opened at 7:10 PM

Chairman introduced board

OLD BUSINESS

Julie made a motion to approve November minutes, Jeff seconded. Voted unanimously.

Julie made motion to accept hearing meeting minutes for November. Jeff seconded. Voted unanimously.

NEW BUSINESS

Cemetery Commission - TJ Cousineau

Proposing 30x35 stick frame structure. Foundation has been put in. Conservation Commission stated that foundation is too shallow; however structure is on ledge and should be structurally sound and safe.

Plans do not have State approved stamp certifying that plans are acceptable with the State - Building Inspector will require the State stamp.

Set backs on plans meet requirements as set by bylaws.

Sharon made a motion to accept the plan for the new building in cemetery. Jeff seconded. Voted unanimously.

OLD BUSINESS

There will be a public hearing on December 13, 2018 for:

Article 6: To see if the Town will vote to amend zoning bylaws SECTION XV: TEMPORARY MORATORIUM ON MARIJUANA ESTABLISHMENTS, category 15.3: Temporary moratorium by deleting the language referencing the date of “December 31, 2018” as contained therein and inserting in place thereof language referencing the date “June 30, 2019”, or take any other relative action thereto.

Article 7: To see if the Town will vote to amend zoning bylaw SECTION IV: PROVISIONS FOR DISTRICTS, category 4.4: LONG POND WATERSHED PROTECTION DISTRICT, subcategory 4.4.4.7, by deleting the language “Ground Mounted Solar Photovoltaic Installations – Requires a Special Permit and Site Plan Review: contained therein and inserting in place thereof the language “Ground Mounted Solar Photovoltaic Installations By-right at minimum of 12 acres and maximum of 15 acres – Requires a Site Plan Review”, or take any other relative action thereto.

Article 8: To see if the Town will vote to amend zoning bylaw SECTION IV: PROVISIONS FOR DISTRICTS, category 4.4: LONG POND WATERSHED PROTECTION DISTRICT, subcategory 4.4.3, by deleting the language “Negro Hill Road” as contained therein and inserting in place thereof the language “Jethro Jones Road”, or take any other relative action thereto.

There will be a special town meeting on December 17, 2018 for a town vote.

DG Solar of Massachusetts

DG Solar cancelled their presentation stating that they were not prepared.

Review adult use marijuana bylaws. Planning Board to continue moratorium until July 2019.

Jeff motioned to adjourn meeting, Sarah seconded. Motion passed unanimously.

ADJOURN – 8:00 PM

Respectfully Submitted,
Sarah Simpson, Secretary