

Town of Blandford

Public Hearing

Warrant Annual Town Meeting  
Article 26-34

May 1, 2019

**Present:** Rick Barnard, Sharon Barnard, Jeff Allen, Julie Mueller, Sarah Simpson  
Don Brainerd – Zoning Board of Appeals

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

OPEN HEARING –6:30 PM

Rick stated that notice was posted for 6:30 start, but newspaper printed 7:00. Rick stated that legal notice states 6:30 and we will adhere by legal notice.

Don Brainerd presented the proposed plan for amending Articles 26-34

State and town voted for marijuana and town needs to amend articles to allow rezoning to expand business district.

Planning Board declared moratorium to allow town to plan changes.

Don outlined current business zone in town.

Don stated that ZBA, PB and PVPC met multiple times to propose changes to districts. Don provided finalized proposal map and new zones.

Don explained that site plan review and special permitting for marijuana facilities would be the responsibility of the Planning Board.

Rick stated that by putting the laws in effect it will protect the town, allowing the town to control the situation by way of permitting and processes.

Jeff asked what percentage of town is currently zoned business and what percentage of town would be after the change. Don and Josh advised that information is not available but can be confirmed.

Jeanne LeClair (Economic Development Director, Gateway Hilltowns introduced herself and advised that she has received no calls in regard to retail, only cultivation and manufacturing.

She also cited that most towns at this time are removing definitions from bylaws and deferring to state CR935. Stated that if we provide our own definitions we would need to amend the bylaw definitions as state law definitions changed, as state supercedes. Recommended to proceed as planned currently, but that town should review in the future to avoid having to amend bylaws frequently.

Josh advised that he consulted RRG in regard to tax evaluations increasing in business zone. RRG advised that they would not look to adjust valuations of tax until a market is established and valuations increase.

Jean also mentioned article 32.2.4 about getting a building permit. [No marijuana establishment may commence operation or apply for a building permit prior to its receipt of all required permits and approvals including, but not limited to it's Final License from the Cannabis Control Commission.] Jeanne recommended to amend the term Final License to provisional license.

Paul Martin asked about parking regulations. Rick confirmed that the state sets the ratio.

Jeff made a motion to close the hearing. Sarah seconded. Voted unanimously.

Hearing closed at 7:25.

Town of Blandford

Planning Board Meeting

May 1, 2019

#### NEW BUSINESS

April minutes were unable to be voted on as not received by all members. Sarah will redistribute to ensure a vote is able to be taken at June meeting.

Hearing for Otis State Road Solar will be 5/8/19 @ 6:30.

Proposal by Edward LaPlante to split two parcel combination to cut out property for separate lot.

Board discussed requirements and advised Mr. LaPlante that they see no problem with plan as long as follows required notifications to assessors office, etc. Mr. Laplante to return on May 8, 2019 with mylar plans for Board to sign off.

OLD BUSINESS

Otis Stage Road Solar: CC has closed hearing and should have conditions to PB by next week.

DG 2: Will meet with Planning Board continuation of hearing 6/5/19 at 6:30.

Park Avenue Solar: DEP is taking to court.

Sarah made motion to adjourn. Jeff seconded. Voted unanimously.

Meeting adjourned at 8:00 PM.

Respectfully Submitted,  
Sarah Simpson, Secretary