

Town of Blandford

Planning Board

Public Hearing

Blandford Sun/Otis Stage Road

May 8, 2019

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

Call to Order: Rick Barnard, Chair

OPEN HEARING –6:38 PM

Continuation of April 17, 2019 hearing for Otis Stage Road/Blandford Sun

Joe Hamel - Blandford Sun

Mike Petrin, VHB

Eric Weiss, PVPC

Rick read the ground rules for the meeting

Joe Hamel presented for Blandford Sun. In response to peer review for CC - one small update to reduce wetland impact. Same culvert structure and size as proposed but moved deeper into property/away from wetlands.

Dick Gates from CC attending hearing, reviewed site plan. Eric Weiss asked if CC had any additional questions. Dick stated still drafting order and seeking further information.

Eric asked if any additional questions. Dick sited:

Storm water

During construction controls

Joe stated that procedural issues to be worked out and impacting timing.

Mike Petrin advised that he needs further information on Standard #3

Joe will provide geo tech soil samples taken from a competent soils professional at actual site to confirm if soil type is type B (hydro soil group). Joe stated that engineer confirmed that it is and will provide the data to Mike Petrin.

Mike Petrin reviewed peer review. Recommended PB include:

- condition on approval to require applicant to provide name, address and contact information for proposed system installer prior to issuance of building permit

- condition that the applicant provide a single combined operation and maintenance plan for all projects components prior to the issuance of a building permit
- applicant to provide additional information to confirm that the tallest point of the structures does not exceed 25 feet

Rick asked Joe if he had opportunity to review conditions. Joe advised yes, but questions.

Reference: Notice of Decision, Revision Date May 8, 2019

Pre-Construction

Item 22: Liability insurance will name Town of Blandford as additional insured, no co-insured.

Item 23a: Rick will provide Joe with contact information for fire department, police department, Board of Health, Building Department.

Item 25: Highway superintendent will be replaced with MassDOT.

Construction

Item 39: To be stricken in entirety.

Item 44: Information to be provided to fire chief and building department.

Item 52: Amend to state: Twice a year for first three years after completion of the facilities installation, the applicant is responsible for inspecting and monitoring the growth and coverage of the planted grass and reporting the results of such inspections and monitoring to the Planning Board and Conservation Commission.

Item 55: Kenneth Comia from PVPC to revise and provide language.

Joe expressed growing frustration due to circular references between Planning Board and Conservation Commission and conflicting requirements. Joe did assure the Board that he will make the necessary changes and conditions for approval.

Discussion took place as to Planning Board membership and required votes.

Sarah motioned to continue hearing until June 5, 2019 at 6:30 PM. Sharon seconded. Voted unanimously.

Hearing continued until June 5, 2019.

Hearing continued at 7:50 PM

Respectfully Submitted,
Sarah Simpson, Secretary