

Town of Blandford  
Zoning Board of Appeals  
April 27, 2022

**Present:** Donald Brainerd, Sumner Robbins, James Kronholm, Sonja Hutchins – ZBA

Joseph Paul, resident, Neal and Judy McKinnon, residents

**Call to Order:** Sonja Hutchins

OPEN MEETING – 7:00 PM

**Joseph Paul – Application for Commercial Trucking**

Sonja advised that the meeting was called to discuss application by Joseph Paul to run trucking business at 100 Huntington Road, Blandford, MA 01008.

Board discussed why issue is being raised. Donald advised that letter received from abutter and conversation ensued with Select Board. Business requires a special permit, as defined by zoning bylaws, and that Town Clerk had issued permit without referencing bylaws.

Sonja stated that she had received an additional emailed complaint in regard to building setback. Sonja advised that the Board has referred the setback issue to the building inspector.

Sonja stated that neighbors have cited bylaw infractions and that this meeting is to seek resolution to satisfy all parties.

Mr. Paul stated that he would be willing to install fencing for visual disruption to neighbors, and advised that there are piles of materials for landscaping that would be dispersed.

It was pointed out by a resident that the prior hearing was never closed, but was continued.

Discussion ensued in the gallery in regard to circumstances, and how and why the hearing is currently happening.

Sonja clarified to gallery and attendees that hearing is being conducted to resolve prior error by town of issuing permit, and to bring situation into compliance with bylaws.

It was also clarified that there is no grandfather clause in bylaws to allow business to continue without amendment.

Judy McKinnon stated that fumes from vehicles and unsightly views are the reason for them approaching the town for resolution.

Donald clarified that a permit would authorize the use of 2 commercial trucks, no more.

Sonja advised that she feels that meeting should be continued to allow Mr. Paul to provide proof of the registration to the trucks, as well as an established plan for fencing or visual barrier.

Michael Hutchins pointed out to Board that primary concern is to meet bylaw requirements under special permit in regard to financial impact to neighbors, as it may pertain to claims court. Board acknowledged that another property is currently under contract for sale, and may be impacted by situation at hand.

Some additional conversation ensued in regard to the materials to be used for fencing.

Further discussion ensued in regard to the equipment on the property and whether it is considered commercial property or personal property, and where it should be kept.

Sonja stated hearing and special permit are attempts for town and Board to satisfy all parties as best as possible, for amicable resolution.

Donald made to motion to continue hearing to Tuesday, May 3 at 7 PM. Sonja seconded. Voted unanimously.

Respectfully Submitted,  
Sarah Simpson