

Town of Blandford

Planning Board Meeting

August 3, 2022

**Present:** Edna Wilander, Paul Martin, Sarah Simpson, Bob Twyman  
Marc LeVasseur – Foresight Land Services, Inc., Domenico Cardarelli – Belle Fleur Holdings LLC  
Call In: Attorney Blake Mensing, Jim Valeriani – The Mensing Group

**Call to Order:** Edna Wilander, Vice Chair

OPEN MEETING –6:00 PM

Motion: Paul moved to accept the July 6 meeting minutes. Sarah seconded. Voted unanimously.

Edna advised that Board needs to elect new Chairman and Vice Chairman for the Board.

Motion: Edna made a motion that Paul Martin be new Board Chair. Sarah seconded. Voted unanimously.

Motion: Paul made a motion that Edna Wilander be new Board Vice Chair. Sarah seconded. Voted unanimously.

Edna turned meeting over to new Board Chairman, Paul Martin.

OLD BUSINESS

*Belle Fleur*

Domenico Cardarelli summarized the reasoning for the change in plans for the proposed project site.

Dom advised that based upon construction changes, they propose that greenhouses could be constructed in 14 days each.

Paul asked who new general contractor is on site. Dom advised that they will be bringing a crew in from CA with their master grower, for construction. He confirmed that they will be utilizing in house resources for future construction.

Paul asked questions about construction of polycarbonate greenhouses. Dom answered all questions in regard to construction, function, durability, and security of proposed greenhouse.

Dom advised that they would start with constructing 3 greenhouses. They will construct an additional 3 greenhouses for a total of 6, by first quarter of 2023.

Paul asked about yield of new construction. Dom advised the project anticipates a 11,000-16,000 pounds/year, and estimated \$1,500 per pound. Crop yield will be more than the previous 11,000 pounds per year at an estimated \$1500.00 to \$2000.00 per pound, and they will have 32,000 square feet under canopy versus their state license of 100,000 square feet.

Paul asked about odor control methods. Dom advised that they will still be using a smoker system, as well as carbon filters. Dom confirmed most of any odor is a byproduct of trim and processing, which will be taking place within the pre-manufactured structure, and that same methods will be in place for odor control in structure. Dom advised that they will be using a fogging ionizing system, as well as carbon filters.

Attorney Blake Mensing advised that the project meets the security measures as required by the State. Dom stated that there would be 24 hour security guard service watching all cameras, plus there is a security gate at entrance by Otis Stage Road that the guard controls. The greenhouses and main building will have locked, steel security doors.

Dom advised that they are hoping to restart construction effective September 1, 2022.

Paul asked about Conservation Commission's standing on project. Dom advised that Dick Gates was on site recently and is happy with the steps that they have taken to satisfy Conservation Commission.

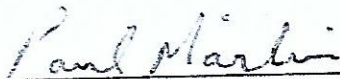
Paul and Edna reviewed the calendar and confirmed that we would be able to schedule a public hearing for September 7, 2022, and will publish the necessary notices.

Motion: Edna made a motion that the Board end the Belle Fleur discussion and schedule a public hearing for September 7, 2022. Sarah seconded. Voted unanimously.

Motion: Edna moved to close meeting. Sarah seconded. Voted unanimously.

Meeting closed at 7:01 PM.

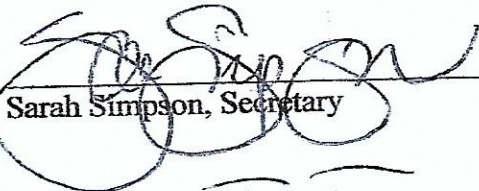

Respectfully Submitted,  
Sarah Simpson, Secretary



Paul Martin, Chairman



Edna Wilander, Vice Chairman

  
Sarah Simpson, Secretary  
Robert Twyman, Associate Member