

Planning Board Meeting and Public Hearing

September 7, 2022

Present: Edna Wilander, Paul Martin, Sarah Simpson, Bob Twyman
Marc LeVasseur – Foresight Land Services, Inc., Domenico Cardarelli – Belle Fleur Holdings LLC, Jim Valeriani – Mensing, Christine and Kurt Hansen – Residents/Abutters, Nicholas Scoff – All Energy Solar

Call to Order: Edna Wilander, Vice Chair

OPEN MEETING –6:05 PM

MOTION: Edna moved to accept the September 3 meeting minutes. Sarah seconded. Voted unanimously.

CLOSE MEETING: Paul closed the meeting to open public hearing for Belle Fleur.

OPENING HEARING – BELL FLEUR PUBLIC HEARING

Paul opened hearing as per the notice of amended decision.

Paul advised that Dom and Marc would be reviewing the amendment and invited Hansen's (only abutters in attendance) if they had any questions.

Domenico Cardarelli, Belle Fleur Holdings, LLC advised changing to greenhouse model vs. original building plan.

Paul asked about Conservations Commission's approval. Dom advised that they have a meeting on September 12, 2022, to receive the assessment.

Dom also advised, pending all going well tonight, that he has crews ready to mobilize effective September 26, and anticipates that all will be cleared, leveled and stabilized by October 1, 2022.

Paul asked when CC received revisions. Dom confirmed at the same time that Planning Board received, and dropped off required check two weeks ago.

Edna asked if there was determination of number of employees with new plan. Dom confirmed would be 15 employees on day shift, and 10 employees on 2nd shift which is less than the 23 employees maximum per shift as detailed in the Special Permit.

Edna also asked about number of security staff. Dom confirmed a minimum of one security employee on site 24 hours/day. Dom confirmed that the guard will be armed and is an employee of an outside third party hired security service. Ken Comia, with Pioneer Valley Planning Commission asked if there would be an amendment to the host agreement to reflect the total employees and security requirements. Paul confirmed yes, there will be, due to the expiration of the original host agreement, but also because of a situation with double taxation impact to Belle Fleur and Canna Dash Holdings.

Ken advised the Board that whatever decision is made, he would recommend including language that conditioned approval by the Conservation Commission and stormwater concerns.

Motion: Edna moved to accept the amended plan changes for Belle Fleur Holdings LLC. Paul seconded. Voted unanimously.

Motion: Edna moved to close the hearing. Paul seconded. Voted unanimously.

HEARING CLOSED: 6:30 PM

REOPENED PLANNING BOARD MEETING: 6:31 PM

Paul Martin reopened the regular Planning Board Meeting.

Paul asked what the Board can do to convey Board approval from the Board to the Building Inspector. Ken advised that the Building Inspector will affirm that the Board conditions have been met prior to issuing the building permit.

Ken advised that by Board voting, amendment has been approved, and that Ken can amend the Notice of Amended Decision to allow Paul to sign on behalf of the Board. Paul requested that Ken do so.

NEW BUSINESS

Colin Buechel – 36 N. Blandford Road

Nicholas from All Energy Solar representing Mr. Buechel at 36 N. Blandford Road.


Board discussed and had no concerns for installation. Signed and send to Town Clerk and Building Inspector.

Motion: Paul moved to accept the small ground mounted solar installation for 36 N. Blandford Road. Sarah seconded. Voted unanimously.

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

MEETING CLOSED: at 6:48 PM.


Respectfully Submitted,
Sarah Simpson, Secretary



Paul Martin, Chairman



Edna Wilander, Vice Chairman



Sarah Simpson, Secretary



Robert Twyman, Associate Member