

Town of Blandford
Planning Board Meeting

November 2, 2022

Present: Edna Wilander, Paul Martin, Sarah Simpson, Bob Twyman
Tom Fielding – Pudding Hills Farms

Call to Order: Paul Martin, Chair

OPEN MEETING –6:00 PM

Motion: Edna moved to accept the September 7, 2022, meeting minutes. Paul seconded. Voted unanimously.

OLD BUSINESS

Pudding Hills Farms – 1 Julius Hill Road

Paul asked Mr. Fielding about the status of the project, as he had read an article about the project over a year ago. Mr. Fielding advised that he was unaware that he would require a special permit.

Paul asked about the property acreage. Mr. Fielding advised a total of 15 acres, 10 acres that are residential, and 5 acres for the proposed facility (facility is 3.6 acres). Mr. Fielding advised that he was advised to separate property, and LLC owns the property that the facility would be built on.

Paul asked if Mr. Fielding had read bylaws, he advised that he has. Paul provided Mr. Fielding with the application for a special permit. Mr. Fielding advised that he has been working on the project for almost 2 years, and is close to conclusion of process with CCC, but realized that he needed authorization from Planning Board. Mr. Fielding advised that he has had certificate of occupancy issued by building inspector. Paul advised that the C of O should not have been issued without special permit. Paul suggested to review section IX and section III of bylaws, and to complete the application.

Paul asked if anything has come up in regard to wetlands, and if the Conservation Commission has cleared the project. Mr. Fielding advised that he was not aware of requirement.

Paul advised that there are many other Boards that need to approve, as well as other Town administration departments, fire and police. Paul briefly explained the process for issuance of a special permit, including a public hearing.

Edna advised that the Planning Board is unable to act on approval until application is submitted with all information required, and proper steps are taken.

Paul asked anticipated production. Mr. Fielding advised that they anticipate production of about 30 lbs a year as they are a niche heritage market with direct, pre-designated purchasers.

Paul advised that there is also the requirement of an escrow deposit required in the process. Paul asked Board if we felt that \$5,000 would be sufficient to cover the consultation. Sarah advised that it should be as Mr. Fielding seems to have the majority of information required.

Paul advised Mr. Fielding of the application fee, as well as escrow, and advised to thoroughly review the checklist, and to present the required information to the Board to proceed.

Belle Fleur

Paul advised of site updates and tentative time frame of project.

Zoning By-Law Warrant Update

Approved by-law updates are unable to be posted online until approved by the AG. Still waiting on approval.

NEW BUSINESS

Town of Blandford Business Certificate

Paul with discuss with the Town Administrator

Medium Ground Mounted Solar Project - Old Chester Road

Paul advised that he has received an inquiry for a medium sized ground mounted solar project at 1 Old Chester Road. Paul verified that it would require a special permit.

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

Meeting closed at 7:21 PM.

Respectfully Submitted,
Sarah Simpson, Secretary