Town of Blandford

Planning Board Meeting

January 4, 2023

Present: Edna Wilander, Paul Martin, Sarah Simpson, Bob Twyman
Thomas Fielding – Pudding Hill, Lloyd Martin – Rolling Potato Farm, Ken Comia - PVPC

Call to Order: Edna Wilander, Co-Chair

OPEN MEETING –6:04 PM

Motion: Edna moved to accept the December 7, 2022 meeting minutes as written. Sarah seconded. Voted unanimously.

OLD BUSINESS

Belle Fleur
Edna advised that construction on greenhouses has begun. Belle Fleur is awaiting additional equipment to continue.

Pudding Hill Farms – 1 Julius Hill Road
The Board has received the application and all required documents, as well as fees and consulting fees. Ken Comia stated that because it's an existing barn, there's no need for the Board to review civil engineering issues, however, there is no setback for the barn from the property line so documentation needs to be obtained in regard to no setback.

Motion: Edna moved to accept the application for Pudding Hill Farms. Paul seconded. Voted unanimously.

The Board will move their February meeting to February 8th, 2023 to allow the public hearing to be scheduled for the same evening.

Lloyd Martin – Lot Split 89 Chester Road
Mr. Martin advised that property has been surveyed. Edna explained that the lot does not meet the requirement of 300', and that State law does not allow the split. Paul advised that in March 2022, the Board suggested that Mr. Martin approach the Zoning Board. Mr. Martin advised that he did not.

Ken Comia advised that the ANR requirements are outlined by the State, and this request does not meet the minimum requirements. Paul explained to Mr. Martin that the Board is unable to accept the lot split.

Paul confirmed to Mr. Martin the minimum requirement of 300' frontage and 2 acres.

Motion: Sarah moved to close meeting. Edna seconded. Voted unanimously.
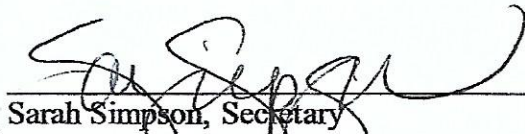
Meeting closed at 6:54 PM.

Respectfully Submitted,
Sarah Simpson, Secretary

_____
Paul Martin, Chairman

_____
Edna Wilander, Vice Chairman

_____
Sarah Simpson, Secretary

_____
Robert Twyman, Associate Member