

Town of Blandford  
Planning Board Meeting and  
Public Hearing for  
Pudding Hill Farm, LLC  
February 8, 2023

**Present:** Edna Wilander, Paul Martin, Sarah Simpson, Bob Twyman  
Thomas Fielding – Pudding Hill Farm, Lloyd Martin – 89 Chester Road, Ken Comia – PVPC, Patrick  
McMahon – Trinity Solar

**Call to Order:** Paul Martin, Chairman

OPEN MEETING –6:00 PM

Motion: Edna moved to accept the January 4, 2023 meeting minutes as written. Sarah seconded. Voted unanimously.

*ANR Lot Split – Lloyd and Mary Martin, 89 Chester Road*

New plans were provided for ANR for 89 Chester Road. Paul confirmed that all requirements have been met. Lloyd Martin provided check for \$70 for fees. Board signed off on plans.

Motion: Paul made a motion to accept the ANR lot split for 89 Chester Road. Sarah seconded. Voted unanimously.

*ANR Lot Split – John Bianco, 47 Blair Road*

Board reviewed plans for ANR for 47 Blair Road. Paul confirmed that all requirements have been met. Mr. Bianco provided check for \$70 for fees. Board signed off on plans.

Motion: Paul made a motion to accept the ANR lot split for 47 Blair Road. Sarah seconded. Voted unanimously.

Motion: Edna moved to close board meeting for public hearing. Paul seconded. Voted unanimously.

Motion: Paul moved to open Public Hearing. Edna seconded. Voted unanimously.

Paul closed Board Meeting to open Public Hearing for special permit and site plan approval for Pudding Hill Farm, LLC.

Paul opened the hearing at 6:29 PM.

Edna read the hearing notice.

Ken shared a draft decision for Board review.

There were no questions or concerns brought up during the hearing.

Motion: Paul made a motion to close the public hearing. Edna seconded. Voted unanimously.

Motion: Sarah made a motion to reopen the Planning Board meeting. Edna seconded. Voted unanimously.

Mr. Fielding advised that he has an amendment to submit in regard to composting waste disposal, instead of utilizing the transfer station. Paul confirmed with Mr. Fielding that request has been updated and submitted as plan change to CCC. Ken advised that Board is able to make proof of the update a condition of approval, and provided language to Board.

Motion: Edna made a motion to approve Pudding Hill Farm LLC special permit and site plan, with conditions. Sarah seconded. Voted unanimously.

#### NEW BUSINESS

*Medium Ground Mounted Solar - Jacqueline Coury, 3 Huntington Road*

Patrick McMahon of Trinity Solar reviewed the Special Permit application with the Board.

Paul asked Ken if the Board would be required to hold a Public Hearing for site plan review, including notification of abutters. Ken confirmed yes.

Paul stated that he and Edna had reviewed the timeframe for posting and hearing, and asked the Board if it would be acceptable to push the March meeting to March 8 to accommodate the hearing. The Board had no problem with holding the meeting and hearing on March 8 at 6 PM.

Paul advised Mr. McMahon about the fees that will be incurred due to posting and abutter notification. Mr. McMahon advised that he will provide necessary payment on March 8.

Ken reviewed bylaws with Mr. McMahon to suggest that the applicant submit a request for waivers on punch list items that would not be applicable for this project.

Motion: Edna made a motion to go forward with a Public Hearing on March 8, 2023 at 6 PM for a medium ground mounted solar installation at 3 Huntington Road. Sarah seconded. Voted unanimously.

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

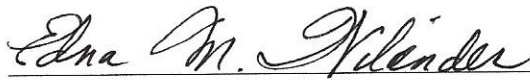
Meeting closed at 7:28 PM.

Respectfully Submitted,  
Sarah Simpson, Secretary



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Paul Martin, Chairman



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Edna Wilander, Vice Chairman



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Sarah Simpson, Secretary



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Robert Twyman, Associate Member