

Town of Blandford  
Planning Board Meeting

February 7, 2024

**Present:** Edna Wilander, Paul Martin, Sarah Simpson, Bob Twyman, Greg Garfield

Ken Comia – PVPC

Emma Riley, Project Developer, Ethan Frazier, Permitting Manager – Mission Clean Energy (MCE)

Tony van Werkooven, resident and landowner, Roland Romelus, Belle Fleur Holdings, Inc.

Armel Romelus, Belle Fleur Holdings, Inc., John Prince, Belle Fleur Holdings, Inc, Kyle Sosebee,  
Attorney for Belle Fleur

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

OPEN MEETING –6:03 PM

*Motion:* Sarah moved to accept the January 10, 2024 hearing minutes as written. Bob seconded. Voted unanimously.

NEW BUSINESS

*Hidden Energy Center, LLC*

Emily Riley of Mission Clean Energy introduced Permitting Manager of Mission Clean Energy, Ethan Frazier.

Emily introduced Mission Clean Energy and project called Hidden Energy Center, LLC. Hidden Energy Center would be 200 MWac battery storage facility located on 36 acres and would interconnect with current Eversource grid.

Emily outlined the general intentions of the project, including grid resilience and potential decrease in cost of power for residents of the area.

Emily advised that Mission Clean Energy would be submitting an application on Hidden Energy Center, LLC to the Planning Board, and concluded her presentation.

Paul advised Emily and Ethan about the Town's proposed BESS bylaw, as well as the expected time frame for approval. Ken advised that MCE would be able to submit an application once the bylaw is approved and signed off by the AG.

Paul asked about benefits to the town, including personal property taxes, and PILOT programs. Emily advised that she has not partaken in PILOT programs.

Paul confirmed property is currently in Chapter 61, and that MCE would be leasing the land.

Paul asked about how many containers would be required for project. Emily advised most likely 200 containers. Ethan advised containers are roughly 8' x 30' (shipping container).

Paul stated that he thinks the biggest concern is fire in BESS and asked about the probability of a fire. Ethan explained the various preventive measures that are built into the system to prevent a fire. He also advised that MCE would also provide local fire department with extensive training in responding to BESS fires.

Bob asked about the noise that would be generated by the system, Ethan explained that the system does make noise, but based upon the set back and distance from any residences, should not be any issue for neighboring properties.

Paul asked about access and power lines and wanted to know if the line would be buried or overhead. Ethan advised that they would prefer to go overhead due to expense, but that the company would defer to town preference.

Ken Comia stated that he did not see projects in New England, and wanted to confirm if there were any current approved projects. Emily advised not currently.

Paul asked where the nearest home is to project. Tony advised roughly 500', but further advised that there is a steep slope, and neighbor should not be able to see the project.

Greg asked if the project would have concrete slab construction. Ethan advised not likely, as it would not be necessary.

Ethan stated that MCE would like to submit application as soon as possible, and wanted to confirm a tentative time frame. Ken advised that the town meeting would need to happen first, to obtain approval.

Ken suggested that MCE petition the select Board, advising that Planning Board had preliminary discussion and suggest to add to Special Town Meeting agenda.

Paul thanked Emily and Ethan for their time and presentation.

## OLD BUSINESS

### Belle Fleur – Update and Presentation

<Kyle – Attorney> Kyle stated that the reason for the meeting is to obtain approval by Planning Board, since satisfaction of Conservation Commission conditions, to allow Certificate of Occupancy to be issued by the Building Inspector.

Paul stated that he would be at the Select Board meeting on 2/12/24 to discuss waiving the building permit fee of \$6,500.00 based on the previously paid building fee of \$39,225.00 which was never used due to a complete change in the building plans. This fee is holding up the issuing of the permit by Jason Forgue because he does not have the authority to waive the fee without approval.

Rolandy recounted the circumstances of how he has come to be where he is.

Paul advised that we can't issue COC until a building permit is obtained, and all prerequisites are met.



Paul clarified that the lack of an approval from Planning Board today will not delay or hold up the project. Paul reviewed the tentative time frame for the project, and confirmed that a concrete slab for Morton Building should be completed by December 2024.

Edna stated that she feels that this is a considerable change from the original approval and stated that she doesn't feel that safety precautions that were previously planned are being applied to new plan of drying/processing in containers, and that she has concerns about odor mitigation and employee safety.

Rolandy addressed Edna's concerns and explained odor mitigation of drying container. He also confirmed that processing would take place in a business trailer, where employees would be provided proper venting, as well as respiratory protection. Kyle advised that there would be no grinding of product, just trimming.

Paul asked about security. Rolandy advised that there is a person on site at almost all times, and that they have a security system including 8 cameras which observe the property at all times. He also explained the locked gate on the road, as well as the security measures that will be taking place for access points to project buildings.

Ken advised that his only comment would be concerning condition #33, due to plan of phase building. He advised that the Board needs to have assurance that the project will progress.

Kyle proposed that the board condition that construction on the Head House (Morton Building) be started by a certain date, and that proof of purchase on items such as buildings be provided to the Board.

*Motion:* Edna made a motion to approve amendment to Phase I of the plan, which includes the following conditions:

Complete the concrete slab for the Morton Building by December 2024

Completion of the Morton Building to be completed by December 2025

Removal of temporary shipping containers and house trailers, upon issuance of final license by CCC for the Morton Building

Sarah seconded motion. Voted unanimously.

Paul requested that Rolandy notify the Board when the project would be ready for a site visit. Rolandy advised that he would do so.

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

Meeting closed at 8:17 PM.

Respectfully Submitted,  
Sarah Simpson, Secretary



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Paul Martin, Chairman



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Edna Wilander, Vice Chairman



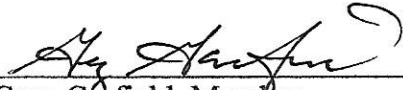
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Sarah Simpson, Secretary



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Robert Twyman, Member



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Greg Garfield, Member