

Town of Blandford  
Planning Board Meeting

February 5, 2025

**Present:** Edna Wilander, Paul Martin, Bob Twyman, Greg Garfield,  
Ken Comia, PVPC

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

OPEN MEETING –6:04 PM

*Motion:* Edna moved to accept the November 6, 2024 minutes as written. Robert seconded. Voted unanimously.

NEW BUSINESS

*2026 Planning Board Budget*

Paul recommended that the Planning Board budget remain level funded at \$13,000.00. FY25 revenue to date was \$105.00 from lot split permitting.

Paul is scheduled to present the budget to the Finance Committee on Thursday, February 6<sup>th</sup>.

*Bess Energy Proposal -Update*

Paul informed the Board that the Conservation Commission has met with a second Battery Storage developer interested in establishing a storage facility at 103 North Blandford Road on parcel 409-0-43.111. No proposal has been submitted to the Planning Board to date.

*ADU Discussion – Ken Comia, Pioneer Valley Planning Commission*

Ken Comia discussed state legislation regarding ADUs. Verified that the Planning Board is the proper Board to handle ADU special site plan review and permitting requirements as the first step in this process. He also outlined and distributed some options for establishing new ADU By-Laws for the Board's review.

OLD BUSINESS

*Belle Fleur – Update*

Paul advised the Board that the CCC licensing team has tentatively approved and is forwarding their recommendations to the Commission to approve Belle Fleure's licensing. They are confident that they will be licensed and approved for opening operations soon.


*Conflict of Interest – Reminder*

Paul reminded the Board to follow-up on the Conflict of Interest e-mail sent to all Board members.

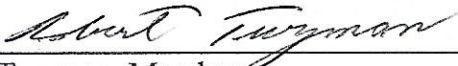
*Motion:* Edna moved to close meeting. Greg seconded. Voted unanimously.

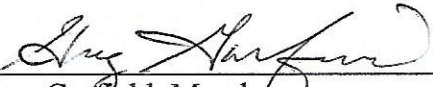
Meeting closed at 7:20 PM.

Respectfully Submitted,  
Edna Wilander, Vice Chair

  
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Paul Martin, Chairman

  
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Edna Wilander, Vice Chairman

  
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Robert Twyman, Member

  
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Greg Garfield, Member