



Hubbardston Massachusetts

Conservation Commission Meeting Minutes

Date: June 15, 2023

Location: 7 Main Street, Slade Building, Hubbardston, MA 01452

Members Present: Rick Green, Tony Coppola, Rich Clapham, Tom Larson, Bryan LaRochelle

Other Attendees: Peter Russell, Mike Stoll, Tim Hawley, Nick Calow, Seth LaJoie, Allan Rantala

Call to Order – 7:00 pm

- 1) Minutes Approval – Motion to approve 5/2/2023 minutes as written, by Member Coppola, seconded by Member Larson, unanimous approval.
- 2) Old Business
 - a. Member Coppola moves to continue the public hearing for two NOI applications at Parcel 3_1 (43 Birches Rd) and Parcel 3_43 (Lot A, Birches Road) to the July 11, 2023 meeting, at the applicant's request. Seconded by Member Clapham, unanimously approved.
 - b. Site inspection request – 8 Malone Rd. The Commission discusses results of the site visits conducted by Chair Green, Member LaRochelle and Member Coppola. They felt there was uncertainty on the extent of wetlands on the property and had previously directed Clerk Kresge to suggest a filing by the landowner. The response received from Mark Popham, consultant to the landowner, was that no wetland soils had been observed in the work area. Member Coppola feels that a formal wetland delineation is required. Member Larson suggests that perhaps a joint site visit with Mark Popham would be helpful. The site will have to be properly staked out to show locations of house and septic. Clerk Kresge will contact Mr. Popham.
- 3) New Business
 - a. Public Hearing - The Hubbardston Conservation Commission will hold a public hearing pursuant to M.G.L. Chapter 131, Section 40, the Wetlands Protection Act, reviewing a Notice of Intent for work to be performed in the buffer zone to a wetland resource area. The work involves construction of a driveway and new single-family home with septic system and well on Parcel 3_101 (7 Morgan Road).

On a motion by Member Coppola, second by Member Larson, the public hearing is opened with unanimous approval. Seth LaJoie presents the application on behalf of the owner, Nick Calow. The house, septic system, and well will be outside the 100' buffer zone, but the driveway access will require construction within the 100' buffer zone. Straw wattles will be deployed for erosion control at the edge of the work area. The wetlands are already flagged, and Mr. LaJoie will stake out the driveway, house and septic locations in advance of a ConCom site visit. Members LaRochelle and Clapham will conduct the site visit.

- b. Lovewell Pond Sporting Club – request for interim approval on aquatic vegetation treatment program.

Peter Russell, president of the Lovewell Pond Sporting Club (LPSC), presents a summary of the permitting history for aquatic treatments on the pond. Historically, a first treatment of submerged weeds occurs in the last week of June, with a second treatment of surface lilies in late August. The most recent permits for this work expired late last year, and LPSC is requesting that the same treatment program be allowed this year on an interim basis, with the condition that Solitude Lake Management will present a new NOI application to the Commission by June 21. The new NOI application will be a more comprehensive pond management plan for all future activities. LPSC has a variance from DCR for this treatment method that is still current.

At the request of Chair Green, Clerk Kresge had prepared draft language for a letter to LPSC that would allow the interim treatment program. He reads this language into the record for discussion by the Commission. On a motion by Chair Green, seconded by Member Coppola, the language is unanimously approved. Chair Green signs the letter, which is issued to Mr. Russell as the LPSC representative.

4) Administrative Matters

- a. Member Coppola inquires about status of the proposal for an alternate member on the Commission. Clerk Kresge indicates that the Town Administrator has not had an opportunity yet to raise the issue with the Select Board.
- b. Member Clapham indicates that he has been receiving inquiries from the public regarding recent timber cutting activities at Lot 72 off Selfridge Rd. Members Clapham and Larson think we should inquire with the landowner as to the nature and location of activities so that we can determine whether there is any ConCom jurisdiction. Member LaRochelle recommends an educational approach, advising the landowner of issues regarding timber cutting that might fall under ConCom jurisdiction.

The meeting was adjourned at 7:52 pm.

Respectfully submitted,
Mark Kresge, Land Use Clerk