



Hubbardston Massachusetts

Conservation Commission Meeting Minutes

Date: July 11, 2023

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

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

Other Attendees: MaryAnn DiPinto, Peter Russell, other Lovewell Pond Sporting Club members

Call to Order – 7:00 pm

1) Board Organization

- a. Election of Chair – On a motion by Member Clapham, seconded by Member Coppola, Rick Green is nominated as Commission Chair. Accepting the nomination, Mr. Green is elected with four affirmative votes (Coppola, Clapham, Larson, LaRochelle) and one opposed (Green).

2) Minutes Approval – Motion to approve 6/15/2023 minutes as written, by Member Coppola, seconded by Member Clapham, unanimous approval.

3) 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 August 1, 2023 meeting at 7:00 pm, at the applicant's request. Seconded by Member Clapham, unanimously approved.
- b. Public Hearing Continued - The Hubbardston Conservation Commission continues 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).

With no applicant present to discuss the questions by the Commission, Member Larson presents a motion to continue the hearing to the August 1, 2023 meeting at 7:00 pm, seconded by Member Coppola. The continuation is unanimously approved.

c. Discussion of 8 Malone Road construction activities.

MaryAnn DiPinto (Three Oaks Consulting) was retained by Ted Olson and describes her visit to the site to identify wetland areas. She measured 98 feet from the property line to a wetland area on the abutting property. She recommended to Mr. Olson that silt fencing be installed along this property line and also on the southern portion of the work area. Member Coppola feels that it was a flagrant activity for the construction to have commenced without installing sedimentation controls in the first place. Ms. DiPinto visited the site again today and found that the silt fencing had properly controlled runoff during recent heavy rains.

Chair Green agrees that the erosion control measures were properly installed and effective. Ms. DiPinto will convey to Mr. Olson that some form of drainage control measures should be utilized at the property's frontage on Malone Road to prevent sheet flow across the property. Chair Green has concerns that the Commission's previous questions regarding flow patterns on the property had not been addressed at the time, but inspected the site today and feels that the new erosion control measures are sufficient during the construction process.

Member Coppola presents a motion to lift the cease and desist notice and provide ConCom sign off on the building permit application, seconded by member Larson, unanimously approved.

4) 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 a wetland resource area. The work involves treatment and control nuisance-level aquatic plants in Lovewell Pond by the Lovewell Pond Sporting Club.

Member Larson moves to open the public hearing, seconded by Member Coppola, unanimously approved. Peter Russell, President of Lovewell Pond Sporting Club presents the Notice of Intent application. He describes the aquatic vegetation treatment plan and pond management plan as a continuation of past practices.

Mr. Russell has provided a revised project narrative that more accurately describes the proposed activities, as a supplement to the original application. Their objective is to continue to monitor and maintain Lovewell Pond, manage the nuisance plants using various techniques including chemical spot treatment and thinning, and implement winter pond level drawdown plans for further vegetation control.

Member Larson and Member Coppola state that these practices are a continuation of activities approved by the Commission in the past. On a motion by Member Coppola, seconded by Member Clapham, the Commission votes unanimously to approve an Order of Conditions allowing the pond management activities presented in the application.

5) Administrative Matters

- a. Discussion of recent activities at Lot 72 off Selfridge Rd. Clerk Kresge summarizes his recent memo on the history of the site, along with observed current conditions, and provides the opinion that there are not any current activities that would require permits. Clerk Kresge will prepare a generic informational document regarding the Wetland Protection Act requirements to send to the landowners.
- b. Clerk Kresge provides an update on the proposal for a ConCom alternate member. Nate Boudreau will present the idea at the next Select Board meeting to see what the required process will be.

The meeting was adjourned at 7:45 pm.

Respectfully submitted,
Mark Kresge, Land Use Clerk