



Hubbardston Massachusetts

Conservation Commission Meeting Minutes

Date: January 3, 2023

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

Members Present: Rick Green, Tony Coppola, Tom Larson

Members Absent: Kayla Larson, Rich Clapham

Call to Order – 7:01 pm

- 1) Minutes Approval – Motion to approve 11/1/2022 minutes as written, by Member Coppola, seconded by Chair Green, unanimous approval.
- 2) New Business
 - a. Request for Certificate of Compliance – 63 Chippewa Street
Member Coppola states that a site inspection was originally conducted at this site, and that it was passed. Clerk Kresge tells the members that he found an as-built plan in the files for the septic system that was installed. The members agree that the certificate can be issued and affix their signatures to the COC document.
 - b. Bemis & Navajo proposed new construction
The members review the plot plan included with the building permit application, which shows the proposed locations for a well, house, and septic system. Clerk Kresge summarizes that none of the work would occur in the 100' buffer zone from wetlands, but that one corner of the house might extend into the 200' primary protection zone associated with the Watershed Protection Act. The members indicate that minimal intrusions into the 200' zone like this are typically not referred to DCR for further evaluation. Clerk Kresge indicates that the lot predates the 1992 enactment date for the Watershed Protection Act. Member Coppola and Chair Greene will stop by the site just to confirm the absence of wetlands, and will then notify Clerk whether the Conservation Approval can be completed for the building permit.
- 3) Old Business
 - a. Moosehorn Pond alterations/violations
Clerk Kresge presents the Enforcement Order form and indicates that it includes a listing of all violations and code references that were in the DCR notice of violation letter to Luke Sisco. The order calls for Mr. Sisco to cease and desist from continuing any of the listed alterations or activities. The commission members affix their signatures to the Enforcement Order document.
- 4) Administrative Matters
 - a. Clerk Kresge discusses submittal of Site Inspection forms for payment of stipend. Member Coppola is already set up in the payables system, but Chair Greene must visit Town Office to fill out paperwork with Sandy Nason in order to be able to submit requests for payment.

- b. The commission discusses the optimal number of members for the ConCom. Member Larson says that it used to be three members, but was then changed to five members. He's not sure that five members are really needed, but it would be difficult to get the number changed again. Clerk Kresge observes that the five-member board requires three members present in order to have a quorum and conduct business and suggests that the commission recruit for a fifth member. Since the board only has four active members currently, it makes it more difficult to ensure that a quorum is present for any given meeting than if there were five active members.

The members discuss potential members, floating names of people that might be interested. Members and Clerk Kresge will follow up with potential candidates to inquire about level of interest.

- c. The members have an extended discussion on development patterns and property values in town. Clerk Kresge inquires whether anyone has any knowledge about the woodlot property that abuts the old Cross Farm to the east. This is believed to be Town-owned, but the records aren't clear on that. Nobody has any knowledge of the history of this lot.

After further discussions on bridge projects in town, the meeting was adjourned at 7:50 pm.

Respectfully submitted,

Mark Kresge
Land Use Clerk