



Hubbardston Massachusetts

Conservation Commission Meeting Minutes

Date: February 7, 2023

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

Members Present: Rick Green, Tony Coppola, Rich Clapham

Members Absent: Tom Larson

Other Attendees: Julian Votruba, New England Environmental Design
James & Valerie Berthiaume
Mike Stoll

Call to Order – 7:04 pm

- 1) Minutes Approval – Motion to approve 1/3/2023 minutes as written, by Member Coppola, seconded by Chair Green, unanimous approval.
- 2) New Business
 - a. Notice of Intent Public Hearing filed by James & Valerie Berthiaume for new single-family home construction on Lombard Rd, Hubbardston. Portions of the proposed work lie within wetland buffer zones.

Julian Votruba presents plan for construction of new home, well, septic system, and driveway on Lombard Rd. The 4.49-acre lot contains wetlands and a stream. He addresses comments received from DEP during assignment of DEP File Number, involving the limitation of maximum 10% of riverfront area. The application had proposed altering more than 10% of the riverfront area. Mr. Votruba indicates that by revising the plan and changing the extent of the work area contained within the hay bale erosion control lines, he was able to stay under the 10% limit.

Member Coppola inquires about the applicability of DCR Watershed Protection Act (WSPA), with its 200' and 400' protection zones. Mr. Votruba answers that this particular lot is not under WSPA jurisdiction; it does not appear on the WSPA maps.

Chair Green inquires about who did the wetland flagging – Mr. Votruba responds that he did the flagging. Member Coppola would like to perform a site visit before issuing the Notice of Intent. The commission members would like to have the house footprint, septic location and driveway location staked out before conducting a site visit. Members Clapham and Coppola will conduct the site visit on Friday 2/10 to evaluate the wetland flagging.

Chair Green inquires about erosion control. Mr. Votruba was planning on straw wattles, but is open to requests from the Commission based on the site visit.

Clerk Kresge suggests that the hearing needs to be continued to allow for further input based on the site visit, and possible modified erosion control measures. He presents a continuation form for signature by Mr. Berthiaume.

The hearing is continued to date certain March 7, 2023 at 7:00 pm on a motion by Member Coppola, second by Chair Green, unanimous approval.

3) Administrative Matters

- a. Status of recruiting for new ConCom member
Chair Green has an interested potential member, Brian LaRochelle, a civil engineer that works for DCR with good experience in this area. He might attend the next meeting to get a sense of how the commission operates. He also suggests that Mike Stoll might have an interest if there is still a vacancy. Clerk Kresge mentions that he has received Kayla Larson's official resignation letter.
- b. Clerk Kresge indicates that he is trying to put together a flow chart to get a grasp on how the process of preliminary site inspections by the Commission typically occur, and what the possible outcomes might be. Chair Green suggests that if a building permit application comes in, and there are clearly not wetlands on the property, then no inspection is required. If there are any wetlands on the property, then a site inspection request and payment should be submitted by the applicant. Clerk Kresge would like to see better guidance documents on the town website to help people through the regulatory process.
- c. Clerk Kresge indicates that timesheets have been submitted for the backlog of site visits by Member Coppola and Chair Green.
- d. Clerk Kresge suggests that the Commission think about possibly adopting a list of standard boilerplate conditions to be used in their Orders of Conditions, and distributes a list of possible conditions for the Commission's consideration. Member Coppola doesn't think that a condition regarding stump burial in the buffer zone is advisable. Chair Green suggests addition of a condition for containment pits for well drilling spoils.

The meeting was adjourned at 7:54 pm.

Respectfully submitted,

Mark Kresge
Land Use Clerk