



# Planning Board Agenda

**Wednesday, December 5, 2018 6:30 PM**  
**Main Street, Hubbardston, Slade Building**

**Planning Board meetings are broadcast live and digitally recorded for broadcast at later times**

- Call to Order
- Review and Approve Previous Minutes – November 7, 2018
- Member Assignments - Status:
  - Craig Boissoneau – follow up with Scenic Road “Flagging” Project and Inter-Board Communication
  - Bill Homans – follow up with Annual Gravel Pit Report
  - Alice Livdahl – review of Proposed Planning Board fees, see Attachment 1
  - Kendall Daily – Noise report
  - Tom Robinson – Economic Development and CPA Funds Status
  - Master Plan updates by chapter, See Attachment 3
- Correspondence
- PB Accounts – Christina Sutcliffe presents status of Planning Board Accounts
- Affordable Housing Status and Accounts – Ref email C Sutcliffe Nov 28, 2018
- Seaboard Solar – 91 Williamsville Road
  - Citizen Letter and Photos – S Leblanc – Attachment 4
  - Communication with current owner of True Green Energy
- Planning Board Website – Update by Christina
- Report: “Assessment for the Installation of Photovoltaic Solar Facility” dated May 15, 2015.
- Solar By-Law – Ref June 5, 2018 Special Town Meeting Warrant Article 5
- **Planning Board Budget Discussion**
- Board Organization – C Boissoneau – Chair Oath
- Matters Not Reasonably Anticipated by Chair
- Adjourn

## Attachments:

1. DRAFT Alice – Proposed Fees Report – Ref email Nov 21, 2018
2. Planning Board Account List
3. Master Plan Chapters List
4. Seaboard Solar – now True Green Energy – S Leblanc’s letter and photos

**REVISED 5-DEC-2018 2:00 pm**

Agenda Attachment 1

Proposed Planning Board Fee Schedule

	Existing Fee	CPI inflation adjusted 2000-2018	Proposed Fee
ANR Filing Fee	\$175	257	\$250
Preliminary Subdivision Fee*	\$25 per lot	36.71	\$35
\$100 min.		146.86	\$150
Definitive Subdivision Fee*	\$250 per lot	367.14	\$350
\$1000 min.		1468.55	\$1,500
Special Permit Fee	\$150	220.28	\$225
Site Plan Approval Fee*	\$150	220.28	\$225
Zoning Bylaws	\$25	\$36.71	\$35
Subdivision Rules and Regulations	\$25	\$36.71	\$35
Public Hearing Advertisizing	Paid by applicant in advance		
* Administrative Fee	A 15% Administrative Fee will be added to the engineering costs related to these transactions.		
Note:	All fees incurred by the Town of Hubbardston in conjunction with a plan will be at the applicant's expense and will be payable at the time of submission.		
Effective Date:			



Agenda Attachment 2

DRAFT

At present the Planning Board has fourteen (13) outstanding accounts under its purview. Four (4) are general fund accounts voted in the Fiscal Year Budget. The other nine (9) are funds associated with projects or Planning Board fees. These accounts are listed below (see Notes for descriptions of account types).

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Account Number	Account Type	Funds Associated With
001-175-5110-0000	Planning Board Clerk Wage	General Fund Account
001-175-5700-0000	Planning Board Expense	General Fund Account
001-175-5700-0001	Montachusett Reg Plan Dist	General Fund Account
001-175-5300-002	Master Plan	General Fund Account
232-175-5380-0000	Standard Revolving Account	See Note 1
235-000-5380-0000	Standard Revolving Account	See Note 1
234-175-5380-0000	Consultant Funded Project Account	See Note 2
237-175-5380-0000	Consultant Funded Project Account	See Note 2
916-175-5780-0000	Escrow Account, See Note 3	Borrego
918-175-5780-0000	Escrow Account	Hubbardston Solar
919-175-5780-0000	Escrow Account	KS Solar
920-175-5780-0000	Escrow Account	Seaboard Solar
942-175-5780-0000	Escrow Account	Borrego-Williamsville

¶

Note 1: At present the Planning Board has two Standard Revolving Accounts (53-E-1/2). As only one is required, the suggestion is that account number 232 be consolidated with account number 235. All monies would be transferred into account 235 and account 232 will then be frozen against any further use.

Note 2: This type of account (53-G) is meant to have monies put in against specific projects (unlike the revolving account which may have funds (fees, etc) put forward to be used against future need).

Note 3: Escrow Accounts are to remain untouched. These are the monies put in by the company against the specific purpose of the future decommissioning of the solar sites.

Agenda Attachment 3



Master-Plan-Chapters	Planning-Board-Member-Following-up-with-the-Responsible-Contributor
Board-of-Health	WH
Select-Board	CB
Building-Comm	PB
Capital-Improv.-Plan-Comm.	AL
Community-Preserv.-Comm.	TR
Conservation-Comm.	WH
Council-on-Aging	AL
Dept.-of-Public-Works	CB
Economic-Devel.-Comm.	TR
Fire-Department	WH
Historical-Comm.	AL
Housing-Committee	KD
Library-Director	TR
Long-Range-Facilities-Plan.-Comm.	AL
Open-Space-Comm.	COMPLETE
Parks-Commission	CB
Planning-Board	TR
Police-Department	KD
School-Comm.	AL
Town-Administrator	TR
Town-Center-Committee	WH
Town-Clerk	KD

9



## Agenda Attachment 4

Scott LeBlanc leblancsc@netscape.net

To Tom Robinson trobinson931@verizon.net

Cc Scott LeBlanc leblancsc@netscape.net

To: Planning Board Members

November 2, 2018

CC: Seaboard Solar LLC  
CC: TGC Hubbardston LLC  
CC: Scott LeBlanc

Subject: 91 Williamsville Rd. Solar Operations Concerns and Complaints,

in February 2013, Seaboard Solar COO David A. Thomas presented their proposal of a solar project to be located at 91 Williamsville Road in the Town of Hubbardston Ma. The solar field is located directly across the street from my home at 92 Williamsville Road, Hubbardston, Ma... Reference Site Plan Application For Seaboard Solar LLC, December 4, 2013 as presented to the Hubbardston Planning Board. Reference Assessors Map 4, Parcel 32. Worcester District Registry of Deeds Book 47120, Page 132.

Initially my wife and I welcomed the project since it would be a clean energy operation but would later ask that certain conditions be in place so that we would not have to look at the initial configuration of the solar field. We were told that there would be a 100' buffer in place from Williamsville Road to the front facing security fence. Sometime in the Fall of 2013 the land was cleared and the 100' buffer zoned was totally clear cut and we now had a full view of the entire solar panel configuration. This went totally against what we agreed upon to support the solar field. At a later meeting it was brought to our attention on how the developer planned to solve the breach of the 100' buffer zone. The project engineer named Jason DuBois from Bertin Engineering, Inc. presented to the board the solution for the buffer zone. It would be comprised of a berm, six feet in height and a have a quantity of twelve, 12 foot non-deciduous trees planted in a offset manner. Together the two would have a total height of 18 feet. The berm would be placed at the street frontage of Williamsville Road and run the width of the solar field.

Many changes were made to the initial site configuration due to wet land conditions and it was approved by the Planning Board on December 3, 2013 and posted on December 9, 2013.

In 2014 we brought forward to the Planning Board concerns that certain Site Plan Approval Findings had been violated. Reference Site Plan Approval, Findings, Conclusions, Waivers and Conditions, Findings 7.12, 7.15, and 7.23.

My complaint again today Planning Board members is that Seaboard Solar LLC and TGC Hubbardston LLC has not kept to their agreement with the Town of Hubbardston. There are at least four concerns that I would like to have addressed and brought to closure.

#1 The non-deciduous trees planted are in poor shape and there are a number in need of replacement.

#2 The Williamsville Road frontage is not esthetically pleasing or properly maintained.

#3 The total height of the berm and trees (18') have not after five years blocked our view of said solar field.

#4 The flowering bushes planted in the front of the berm have been destroyed by the maintenance subcontractor and have not been replaced.

My wife and I are very concerned the market value of our house has declined because of these irregularities. It is a major detractor if and when I put my house on the market.

I would appreciate if the Planning Board would address these concerns and communicate back to me with the action plan to these issues..

Regards,

Scott J. LeBlanc and Michelle J. LeBlanc

> On Oct 24, 2018, at 3:16 PM, Tom Robinson <[trobenson931@verizon.net](mailto:trobenson931@verizon.net)> wrote:  
>  
> Scott,  
>  
> You visited the PB a while back and mentioned your concerns/complaints about the Solar across the street from  
your home. Please put your complaint in writing to the PB so the PB can communicate it, along with any other  
concerns, to the facility owner.  
>  
> Thanks very much,  
> Tom

[ScottLeBlancLeBlancSc@netscape.net](mailto:ScottLeBlancLeBlancSc@netscape.net)Hide

To Tom Robinson [trobenson931@verizon.net](mailto:trobenson931@verizon.net)

Scan of 91 Williamsville Road ...pdf (1.4 MB) – Documents from File as provided by Christina S

Scan of 91 Williamsville Road ...pdf (727 KB) – Documents from File as provided by Christine S

Tom,

These are PDF copies of 91 Williamsville Rd Solar Field layout. What I was looking for and still can't place my hands  
on are the Maintenance Instructions/Conditions.  
They are however specified in the Site Plan Application. Sections 7.12, 7.15 and 7.23.

Scott Photos: Pictures taken from 100' from inside of 91 Williamsville Rd. access road. This what they removed and  
were not supposed to.

Photo 1



Photo 2



From: Scott LeBlanc <[LeBlancSc@netscape.net](mailto:LeBlancSc@netscape.net)>  
To: Tom Robinson <[trobenson931@verizon.net](mailto:trobenson931@verizon.net)>  
Subject: Fwd: Picture of trees being cleared in 100' buffer zone at 91 Williamsville Rd.  
Date: Fri, Nov 23, 2018 9:47 pm  
Begin forwarded message:  
From: Michelle <[leblancm3j@charter.net](mailto:leblancm3j@charter.net)>

**Subject: Picture**

**Date: November 8, 2018 at 11:33:02 PM EST**

**To: leblancsc@netscape.net**

**12/3/2018 Fwd: Picture of trees being cleared in 100' buffer zone at 91 Williamsville Rd.**

