



# Hubbardston Massachusetts

## Planning Board Meeting Minutes

**Date:** March 6<sup>th</sup>, 2024

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

**Members Present:** Kristofer Munroe, Erica Dack, John DeMalia, Francois Steiger, Bill Homans, Peter Russell

**Other Attendees:** Jonthan Vos, Tracy Murphy, Whitney Frieberg, Jeff Williams, Mike Stoll, Tom Robinson, William Murray, Charles Reed

1. Call to Order- 6:30 pm
2. Public Comments- None
3. Minutes Acceptance- Motion to accept the minutes was made by member Steiger, seconded by member DeMalia, minutes are accepted by unanimous vote.
4. New Business
  - a. Master Plan Presentation by MRPC
    - i. Presentation by MRPC Liaison Tracy Murphy on the Master plan for the town of Hubbardston. The presentation can be found [here](#).
      1. Chair Munroe asks for a motion to be made to send to the select board an implementation committee with two planning board members, to review and help execute the master plan. Motion is made by member Homans, seconded by member DeMalia, motion is passed by unanimous vote.
  - b. Places Associates- Rural opportunity Zoning By-law
    - i. Chair Munroe gives an overview of the by-law proposal and its current status.
    - ii. Bill Murray, Places Associates updates the Planning Board on the current draft of the by-law.
      1. **Tom Robinson, 5 Brigham Road**- it's not clear what you are saying what they can't do in this by-law
      2. **Whitney Frieberg, 7 High Street**- people who have an agricultural enterprise that may not have the allowed 5 acres, can they still do it?
      3. **Tom Robinson, 5 Brigham Road**- 61 is forestry, 61a agriculture, 61b is recreation use 61a as the example for chapter for this by-law.

4. **Tom Robinson, 5 Brigham Road**- you state that you cannot do anything till you get a building permit, but do I need a permit for a honey for sale sign? Or do you need an approval of something. I can see conflict after conflict, planning board needs to work in concert with other boards
  5. **Jeff Williams, 98 Old Princeton Road**- In preparation for when the by-law makes it before the board, can someone explain the marijuana farm in correlation to this by-law
  6. **Mike Stoll, 5 Lombard Road**- should maple sugaring and firewood sales be added into this by-law
- iii. Chair Munroe asks for a motion to be made to advance the by-law document with edits with Places Associates and Chair Munroe to bring to the Select Board and use Planning Board funds to have town council review it, Member DeMalia makes the motion, seconded by member Homans, motion is passed by unanimous vote
5. Administrative Matters
    - a. Special Permit- Co application with Vertex Tower
      - i. Chair Munroe updates planning board on a potential a co-location permit for the Vertex tower that was sent over for initial review. The Town's by-law is out of date with this new technology and doesn't offer a lot of guidance on these co-applications.
      - ii. Bill Murray from Places Associates updates the board that he reviewed the documents from the pre-submission, reviewed the Telecommunications act, and as long as they don't exceed the footprint of the original structure, all materials complete and all requirements have been met in the pre submission review.
  6. Matters Not Reasonably Anticipated by Chair
    - a. ANR- Lovewell Pond
      - i. Member Dack signs the ANR so that the ANR can be filed with the Registry of Deeds, with four planning board signatures.
  7. Public Comments- None.
  8. Adjourn- Motion to adjourn is made by member DeMalia, seconded by member Steiger, Motion is passed by Unanimous vote. Meeting is adjourned.

Respectfully submitted,  
Patricia Lowe