



HUBBARDSTON PLANNING BOARD
Location: Slade Building

Minutes for meeting held on: December 6, 2017

Members Present: Chairman Vincent Ritchie, Thomas Bratko, Thomas Robinson, Kendall Daly, Craig Boissoneau. Other Attendees: Scott LeBlanc, Dean Smith, and Josh Farkes

Meeting called to order at 6:42pm by Vincent Ritchie, Chair

6:43 pm, citizen Scott Leblanc raised concerns about the solar field at 91 Williamsville Rd. He is not happy with the conditions of the field and the state of the hill, and suggests that the dead trees that need to possibly be replaced. Tom Robinson will gather, and review all documents that document the maintenance plan and schedule for the solar field at 91 Williamsville Rd. There is a new owner that now controls this field and they will be contacted to put together maintenance and update the plan to fix current issues. There is a project in place to review all the Solar fields in town to make certain all conditions are being met.

6:50pm Representatives from Borrego Solar, Smith and Farkes, presented the application for consideration, a new Solar Field at 141 Old Westminster Road, on the property of Judith and Bradfield Lyons. Application and Site Plan not accepted tonight since the application was not completed, still requiring Tax Collector sign off. Borrego will complete the application and re-submit.

Vin Ritchie entertained motion to recess the planning board meeting in order to continue the public hearing for Borrego Solar at 147 Williamsville Road.

Motion: Tom Bratko Second: Tom Robinson All in favor.

7:00pm Continuation of public hearing for Borrego Solar at 147 Williamsville Rd. Discussed pad mounted equipment, chain link fencing, shielding poles from the roadway and minimizing clearing on the west side of the existing driveway to make way for the wiring. Discussed installation of a single barrier gate to block the site, and causing minimal impact to the area during installation of the solar field. Vincent Ritchie entertained the motion to continue the public hearing to 7pm on January 3rd.

Motion: Tom Bratko Second: Tom Robinson All in favor.

Vin Ritchie entertained the motion to re-convene the planning board meeting.

Motion: Tom Bratko Second: Tom Robinson All in favor.

Planning session for several issues upcoming in 2018, such as Marijuana Zoning.

Marijuana zoning discussion, the town needs to put some town bylaws in place regarding Marijuana growing. If the town doesn't have bylaws in place, the growers have to abide by state laws which are currently in the process of being written. Vin suggests that working meetings be scheduled (starting in January) to discuss ideas and plans that are to be presented to the group. Tom Bratko will gather data regarding zoning bylaws from other towns, regarding Marijuana Zoning etc. Regulations regarding onsite usage (such as marijuana cafes) and usage in conjunction with liquor licenses will also be considered.

Solar bylaw review will be started in January. This topic will be discussed at the weekly working meetings in order to formulate a plan for addressing concerns about the large scale solar arrays that are being voiced by citizens in town.

No update on the attorney general approval of Town Meeting Articles a) Citizen petition for the solar farm, and general and zoning by-law changes. Citizen petition not passed, no AG review.

Earth removal permit enforcement; Tom Bratko will do his report on the gravel pits in town, which will be presented in February. Current plan will be updated and presented at that time.

The Affordable Housing Committee needs to re-convene and discuss the spending of the \$50,000 CPA funds, otherwise it will be returned to the CPA. A meeting with the selectmen must be established to re-appointment all the members of the planning board back to the Affordable Housing Committee, with a petition out to all the other participants and or a call for volunteers for new members.

Master plan update regarding Economic Development from John Hume. John asked that the plan be reviewed, John will return to entertain comments/questions for the January meeting (after the drafts are reviewed) and a final Economic Development presentation will be requested by the planning board for February.

Update on existing solar permits, with an update on the solar farm bankruptcy. Bylaw states that the solar company must provide a yearly update to the planning board, including financials, and any changes in ownership. These must be presented directly to the planning board, and not supplied via the Assessor's office.

Tom Robinson presented his report on financials that the solar fields provide to the town.

Discussion of access to files locked in the clerks' area of the Library offices; and discussion of email addresses for the planning board members that are separate from their personal email addresses.

The working meeting time and date will be set at the January 3rd Planning Board Meeting.

8:35pm Chairman Vin Ritchie requested motion to adjourn the meeting.

Motion: Tom Bratko Second: Tom Robinson All in favor.

<hr/> <div>Approved with corrections, Vincent Ritchie, Chair</div>	<hr/> <div>Date</div>
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