

Hubbardston
Location: Slade Building

Minutes Planning Board: July 11, 2018

Members Present: Thomas Bratko, Thomas Robinson, Kendall Daly, Craig Boissoneau, Bill Homans

Other Attendees: Ed Blanchard, Vincent Ritchie, Frank Fields, Paul Sweeney

6:31 call to order. Tom Bratko opened the meeting by presenting Vin Ritchie with a mantle clock that Tom Robinson, and Kendall Daly had purchased as a thank you for Vin's many years of service to the planning board and the town of Hubbardston.

Tom Robinson read a very nice thank you letter that he had written.

Open Session:

Lorraine Pavlosky request via voicemail and phone conversation regarding Madison Green completed project. She advised the board that Madison Green was finishing up its construction on the site, now that unit 4 and unit 7 are complete. She has requested that their special permit be reviewed since they will most likely be asking for the return of their security bond, and the board of Madison Green would like to be certain all conditions were met before a check is returned to the company.

Ed Blanchard asked about modifying the large scale solar array bylaw to protect the rural character of Hubbardston. The chairmen informed Mr. Blanchard that the residents had already petitioned for the bylaw to be modified, after 8 months of work by the Planning Board, the bylaw was re-written to what it is now. The board is open to any changes or modifications presented to them moving forward, but have no plans on taking in this modification themselves, they feel the bylaw is currently very comprehensive and protects the town.

Correspondence

Abutters note from Gardner summarizing several zoning issues they are addressing was passed around.

Old Business:

Ownership of deed review for the Town Pit Pitcherville Rd gravel pit, the Town Attorney has confirmed that the property is owned by the town.

6:45pm - Tom Bratko entertained a motion to recess the planning board meeting to start the Scenic road public hearing.

Motion: Tom Robinson Second: Kendall Daly All in favor

Public hearing for the driveway cut in at 128 Old Westminster Rd. A modification to the request that the cut be moved 20ft north to protect 2 large oak trees. The scenic road application checklist was reviewed with all conditions being met.

Tom Robinson asked if the shade tree act was referenced on the checklist, it is and probably needs to be highlighted so it is easier to see.

A check (#7041 - totaling \$233.75) was given by Vincent Ritchie to pay the \$150 application fee and the Gardner News Ad Fee for \$83.75.

Tom Bratko entertained a motion to accept the amended plan in compliance with the new scenic road bylaw.

Motion: Tom Robinson Second: Kendall Daly All in favor

Tom Bratko entertained a motion to close the public hearing and to reconvene the planning board meeting.

Motion: Bill Homans Second: Tom Robinson All in favor

7pm

Minutes for the July 5th planning board meeting were reviewed. Tom Robinson request that all documents used at a planning board meeting be listed on minutes.

Motion to accept the minutes with no comments, and no changes was entertained

Motion: Tom Robinson Second: Bill Homans All in favor

The associate planning board member candidates were discussed, with many comments being addressed about the background knowledge of previous associate member Mark Dymek and Scott LeBlanc. A discussion was had about how the people in the town might be looking for a change on planning board and bringing in a new member might be a better idea moving forward. A new person may have a learning curve, but it possible to bring that person up to speed with classes and guidance.

Tom Robinson made a motion to appoint Scott LeBlanc as the associate member, with Kendall Daly seconding.

Motion: Tom Robinson Second: Kendall Daly 2 NO's (Craig Boissoneau and Bill Homans) and 3 Yes's (Tom Bratko, Tom Robinson, and Kendall Daly)

The chairmen will be meeting with the selectmen on July 23 to discuss the Marijuana bylaw law and to see if they would like to see ant changes to bylaw.

Goals for FY19 were discussed at length.

Earth removal ownership was discussed, owners will be asked to provide a yearly report on their reclamation plans. We need to get the earth removal project back on track and discuss how each pit plans to do reclamation and how and if we will impose fines for those refusing or violating.

There are no approved earth removal operations in Town. All existing pits require a plan to close their pits. Tom Bratko is working on Earth Removal annual report for the Selectmen.

The affordable housing committee needs to be re-established. Those member of the planning board wishing to be on the need to be sworn in by the town clerk. We need to add more people so a recruiting campaign will need to happen to get more members on the affordable housing board.

Kendall Daly said he is interested in crafting the noise bylaw. The clerk will send him drafts that she has of other towns and other work that she and Vin Ritchie did on an already authored draft bylaw.

Better communication between boards was discussed; we need to have a meeting where we can brainstorm some ideas for building better communication between the different town departments and boards.

Craig Boissoneau said he would like to the liaison between the Planning board and the Selectboard and Town Administrator.

Tom Bratko mentioned that the master plan needs to be worked on and he is getting quotes on outsourcing the remaining chapters, 3 of the chapters are near complete, but there are several other chapters needing to be done. He has contacts at a 3rd party company that will provide a quote for completing the Master Plan. A report on these quotes and any other information learned will be presented at the next PB meeting.

The town website update was discussed, specifically what access we have and how can we change the planning board page on the town website.

Clerk job was posted online this week.

Tom Robinson discussed the development committee report, and we should take a look at the town Northboro who did a very good job and possibly adapt it to our needs. Josh Lerner's economic development report will be presented to all members at a future planning board meeting, possibly on August 20th.

The Planning board needs to develop a enforcement process and implementation for all Zoning Board members and other governing departments.

The Planning board can investigate and do a finding and then request Building inspector enforcement. A whole meeting devoted to the discussion of and enforcement plan needs to be scheduled. Both special permits and bylaws need to be covered in this enforcement plan, and all other boards in town need to be on board with decisions being made.

A code of conduct and ethics was presented by Tom Robinson to all members to review. Should this be something we implement? This will also be on the August agenda and reviewed at that time.

The new planning board email usernames and passwords were presented to each board member.

A discussion on whether or not the planning board wants their own Facebook page was discussed. A motion was entertained to have a Facebook page dedicated to just planning board.

Motion: Bill Homans Second: Tom Robinson 4 NO's (Craig Boissoneau and Bill Homans, Tom Robinson, and Kendall Daly) and 1 Yes's - Tom Bratko

A reminder that the Attorney General of Ma had approved both the marijuana and the wireless bylaw voted on at town meeting.

8:20pm

147 Williamsville Rd Borrego's Solar Project was discussed, specifically an engineer/consultant for the project. It was deemed not a good time to switch consultants this far into the project but other quotes from another engineering firm was discussed. The quote from Places Associates for \$12,000 engineering fees was discussed, although the owner of the solar project will pay these fees, it is felt that it would be good to get other quotes and offer them as well.

Tom Bratko entertained a motion to retain William Murray of Places Associates as the consultant for the 147 Williamsville Rd Project moving forward.

Motion: Tom Robinson Second: Craig Boissoneau All in favor

Seaboard solar at 91 Williamsville Rd was discussed. Tom Bratko did extensive research on what it takes to revoke a certificate to generate from National Grid. He presented his report to the team. Options are being discussed with National Grid. A review on the 91 Williamsville Rd solar project needs to be reviewed with a listing of the violations presented. Tom Bratko suggested that we have a representative from Seaboard Solar attend the August Planning board meeting to discuss problems on the site. The list of problems identified by the planning board will be presented at that time. Tom Bratko will address a letter to Seaboard Solar inviting them to the discussion.

Tom Bratko entertained a motion that the letter be written and sent to Seaboard Solar inviting them to discuss problems at a future (August if possible) meeting, and mediate on problems at the 91 Williamsville Rd site.

Motion: Tom Robinson Second: Bill Homans All in favor

Discussion followed on ownership of this and other solar projects in town and making sure the accounting is all in correct names and the decommissioning monies are lined up to correct ownership etc. Tom Bratko will be meeting with the town accountant in the next several weeks to wrap this up.

8:50pm

Tom Bratko entertained a motion to adjourn the meeting.

Motion: Bill Homans Seconded: Kendall Daly All in favor

_____ ***Tom Robinson*** _____

Approved with no corrections, Tom Robinson, Chair Date: _____ August 1, 2018 _____