

HUBBARDSTON PLANNING BOARD

Location: Slade Building

Minutes Planning Board: July 5, 2018

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

Other Attendees: Ed Blanchard, Scott LeBlanc, Francois Steiger, and Ryan McLane

Tom Bratko opened the meeting at 6:30pm, starting with the open session. No comments for open session.

Minutes for the June 20th meeting were approved with changes.

Correspondence:

- Lauren DeHaven request for information regarding Marijuana License inquiries for the town.
- Update on MA Attorney General approving both the wireless and the marijuana bylaws submitted after Town Meeting.
- An article regarding the rejection of a large Solar array on the Dubzinski land in Gardner was read.
- Keystone Solar request for information on the Wain Roy property on Old Princeton Rd.
- Harvest Solar request for information on moving forward with applying for a special permit for a solar array in town. Tom Casey contact at Harvest Solar in NY.
- Discussion from Tom Bratko on working on an information package containing general information for those people requesting such info from planning board.
- Scenic road violation list from Craig, he will prepare this list for the July 11th meeting. First violation letter was sent to 60 Old Princeton Rd by the building department.
- A Bill from the Gardner News was reviewed (Public Hearing notice for July 11th scenic road request for Old Westminster Rd). The bill is for two ads that ran in the Gardner News on June 26th and July 3rd, for \$100.50. This bill was approved for payment by members.
- A bill statement from KP Law was reviewed. This bill was approved to be paid out of free cash after being presented at town meeting.

Tom Bratko gave an update on the state of the Planning Board financial accounts, and how the “re-organizing” and the listing of all decommissioning fees, with new solar ownership changes is coming along. He will be meeting with the accountant the week of July 9th again to finish up this project, hoping to have it all wrapped up by July 16th.

7pm – Ed Blanchard stated his concerns regarding the security and control of the marijuana growers in town. He has concerns about small and large grows occurring in non-commercial areas of town, and thinks property values could drop if folks are allowed to grow marijuana on their land by right. He is also concerned that our rural character could be affected. Tom reminded Ed that the rules were changed at town meeting and marijuana cultivation is no longer by right, everyone will need a special permit in order to grow marijuana on their property. The bulk of the laws are governed by 935 CMR Cannabis Control Commission with the marijuana bylaws adding another level of controls. Ed presented several Gardner News articles regarding cannabis cultivation to the planning board.

7:15pm – Solar concerns. Ed stated his concerns about solar fields going up in town, and was given a copy of the amended zoning bylaws for Large Scale Photovoltaic arrays. The main changes in the bylaws address: Screening heights to block view of the solar panels, no new hazardous materials being introduced, a security paid by the solar company for decommissioning, and ways to improve visual impact.

It was suggested that any comments and changes are welcomed and if anyone wants to start a citizen petition and draft bylaw changes they are welcomed by the planning board.

Ryan McClane gave an update on the fact that the Mass Attorney General has approved both the Marijuana bylaw and the Wireless bylaw amendments that were voted on in Town Meeting.

The new Planning Board clerk position was discussed, the job description was reviewed, hours and duties were discussed. The new job description was adapted from a current job description in use. The clerk position will be a 12 hour position, and will be posted next week. There will be a small hiring committee to review and interview candidates.

Tom Bratko entertained a motion that Tom Robinson be the planning board representative on the hiring committee.

Motion: Bill Homans Second: Kendall Daly All in favor

The email for the planning board members was discussed. The pricing is \$10/month for an email address, with 6 members being \$60/month (\$720 / year). The benefit to having the Planning Board Gmail on the companies email plan is that its archived and backed up and can be retired correctly when a planning board member leaves or a new one starts.

Tom Bratko entertained a motion from Tom Robinson that the Planning Board pay for a year of email out of its expense account. Ryan will look into moving forward with CM Geeks on getting these emails set up.

Motion: Tom Robinson Second: Bill Homan All in favor

8:20pm - The Planning Board associate members were discussed. Both Scott LeBlanc and Francois Steiger were present to go over their qualifications and answer any questions from the board. A letter from Mark Dymek another potential associate member was read to the board. A decision will be made at the July 11th meeting.

A congratulations was given to Craig Boissoneau on being made a ROADS Scholar, he successfully completed his training with the Department of Public Works.

8:30pm – The letter from the town clerk was read to the board, stating there were no appeals for the decision at 147 Williamsville Rd Solar project.

Bill Murray was given a quote for preconstruction work. Tom Bratko has received another quote from a second engineering firm. Next step is the building permit, we will keep updated on the project moving forward.

An update on the Gardner Rd Borrego solar projects was given. Borrego still has not yet met the conditions of these two projects and Tom is looking into ways we can enforce that Borrego meets these conditions, with the possibility of revoking the certificate to generate. Bill Murray is the consultant for these projects. We are still needing final site work, an as built drawing is still needed, and conservation items still need to be completed as well as the final sign off from DEP. The property may have been sold and the decommissioning money needs to be put into the correct name from the new business. New monies need to be gathered from the new owner, with Borrego money being returned to them. The conditions were put on the certificate to generate on Feb 24th 2018, and as of July 5, 2018 the conditions have not been met. Borrego has not closed the project.

Craig asked if we can give a waiver on the new bylaw, and can we impose deadlines?

We would like to have a face to face meeting with Borrego to find out why the conditions have not been met, possibly put them on the August agenda.

The Planning board reviewed the FY19 Goals that will be submitted to the Town Administrator. Many goals and projects were discussed, but the top goals being enforcement and better communication with other boards and departments in town.

9:20pm Tom Bratko entertained a motion to adjourn the meeting.

Motion: Craig Boissoneau Seconded: Kendall Daly All in favor

Approved with corrections, Thomas Bratko, Chair Date:_____

Per Mark Dymek:

My qualifications.

Been a member of the PB for close to if not more then 20 years, served as Chairman for several years

Been involved with Town Government for over 30 years

I have been involved in the development/building business for over 30 years

I deal with planning and zoning issues on a regular basis and have worked with multiple planning boards in the area.

Am very familiar with the Mass general laws with respect to planning and zoning issues

Have taken multiple land use and planning classes and training seminars.

Very familiar with rules of order for running a meeting.

Hope this is enough if you move my application forward.

