

HUBBARDSTON PLANNING BOARD

Location: Slade Building

Minutes Planning Board: June 20, 2018

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

Other Attendees: Jack Smith, Dan Galante, Ed Blanchard and William Murray

Tom Bratko opened the meeting by thanking Vin Ritchie for his service on the Planning Board. Tom Robinson also thanked Vin for his service and said that his institutionalized knowledge will be a great loss for the board. The group mentioned having a thank you/goodbye party for his 19 years of service.

Introductions of new members and old members.

Tom Bratko started the introductions by introducing himself. Each member introduced themselves in turn.

A Chairman was selected, a motion was made by Tom Robinson to nominate Tom Bratko to act as chairman. Kendall Daly seconded this motion.

Motion: Tom Robinson Second: Kendall Daly All in favor

No one was selected as clerk for the planning board, as no member currently has time for the added activities.

The new clerk position was discussed. The board would like to see the resumes of the candidates as well as the job description for the new clerk and the board would like to be involved in the hiring process.

Bill Homans made a motion to elect a vice chairman. Craig Boissoneau seconded that motion. Tom Bratko entertained a motion to select a new vice chairman.

Motion: Craig Boissoneau Second: Kendall Daly All in favor

Tom Bratko entertained a motion to select Tom Robinson as the vice chair.

Motion: Kendall Daly Second: Bill Homans All in favor

6 Meeting minutes were reviewed: Bill Homans abstained.

- **July 5, 2017** - no comments no changes, Craig made a motion to accept the minutes. Tom Robinson seconded. **All in favor**
- **May 2, 2018** - no comments no changes, Craig made a motion to accept the minutes. Kendal Daly seconded. **All in favor**
- **May 30, 2017** - no comments no changes, Tom Robinson made a motion to accept the minutes. Kendal Daly seconded. **All in favor** Craig Boissoneau abstained since he was not in attendance at meeting.
- **September 6 2017** - no comments no changes, Kendal Daly made a motion to accept the minutes. Craig Boissoneau seconded. **All in favor**
- **June 7 2018** - no comments no changes, Tom Robinson made a motion to accept the minutes. Kendal Daly seconded. **All in favor** Craig Boissoneau abstained since he was not in attendance at meeting.
- **May 31 2018** - comments & changes, Tom Robinson made a motion to accept the minutes after 2 edits are made . Kendal Daly seconded. **All in favor**

Discussion from Tom Robinson regarding the comment from Ed Blanchard about the cash surety being a hardship for local developers. A discussion from Tom Robinson regarding the decommissioning rate and how it is calculated and

when, with changes for the minutes being suggested. The comment from Ed Blanchard regarding the tens of thousands of dollars it would cost for the overlay district, changes in wording suggested.

Tom Bratko made a motion to accept with changes.

Motion: Tom Robinson Seconded: Craig Boissoneau All in favor

Bill Murray mentioned that the 20 day appeal period for 147 Williamsville Rd is nearly over. Once this appeal period is complete, Borrego will move to the preconstruction phase. Bill Murray of Places Associates has submitted to the planning board an estimate of the work that will be anticipated for the Borrego Solar project at 147 Williamsville Rd.

A discussion of separate planning board emails being obtained by CM Geeks. Pati is investigating cost of these emails and obtaining emails for each member of the board. This discussion will be continued at the July 5th meeting.

Tom Robinson asked about pending projects that the previous chair person was wrapping up or working on. Bill Murray mentioned that we should expect 3 more solar farms in town. Gardner Rd solar has not had final sign offs from the planning board since they still have not completed the erosion control piece.

The only project active with Places Associates is the special permit for the 147 Williamsville Rd solar project.

Tom Bratko will contact Dean Smith of Borrego regarding the status of the 234/232 Gardner Rd solar project.

Craig asked if we can get a map from National Grid with possible solar sites marked on the map. You can but it is very expensive and a lot of time and work to produce such a map.

A quick discussion of alternate members was had, there are 3 candidates who have come forward wanting the alternate planning board member positions.

The required signature page that will be submitted to the Registry of Deeds was completed by the members.

Tom Bratko suggested that at the start of each Planning Board meeting a certain time period is left open as an open session time, leaving 15 minutes free for the public to attend and speak to the board regarding any concerns or questions.

Tom Bratko mentioned that all vouchers and checks are brought before the board for approval before they are submitted to the accountant for processing. This will be added to each agenda moving forward.

Tom Bratko introduced a number of planning board bills; one from Places Associates for the Borrego Solar project that will be approved. Gardner News bill for the zoning by-law public hearing was passed around.

The associate planning board members were quickly discussed.

The public hearing for the scenic road bylaw regarding Lot 7 at Old Westminster Rd, (owned by Tom Sisco) was scheduled for July 11th. Owner would like to cut a piece of the stone wall on that lot to create a driveway.

July 5th will be a regular business meeting. Tom Bratko put out a call for agenda items for the July 5th meeting.

Agenda items must be given to Tom Bratko by the previous Friday by 5pm so they can be posted 2 days before the meeting time.

A letter from the building department regarding the non conforming lots for 14 Chicopee Drive (Gallo Builders) letter was read.

Tom Robinson asked when the scenic road bylaw change goes into effect. The zoning bylaw goes into effect as soon as it is approved by Town Meeting. A discussion on who is going to make sure that new property owners in town will be notified that they are on a scenic road and what process they must follow to make changes on that road. There are ongoing discussions with all departments, including Building/ Board of Health/Town Administrator and the Dept. of Public Works on putting a process and policies in place.

Tom Bratko entertained a motion to adjourn the meeting.

Motion: Craig Boissoneau Seconded: Tom Robinson All in favor

Approved with corrections, Thomas Bratko, Chair Date: _____7-5-18_____