



HUBBARDSTON PLANNING BOARD

Location: Slade Building

Minutes for meeting held on: September 6, 2017

Members Present: Chairman Vincent Ritchie, Thomas Bratko, Thomas Robinson, Craig Boissoneau, Mark Dymek
Absent: Kendall Daly, Attendees: Dean Smith & Zak Farker – Borrego Solar, John Prentiss, Michael Tolman, Peter Garipey, Mark Dymek, John Hume

Meeting called to order at 6:10pm by Chairman Vincent Ritchie

Discussion by John Hume our Economic Development Representative from the MRPC (Montachusett Regional Planning Commission). This was the first of many discussions with John on the Master Plan for the town, and with bringing in economic growth and ideas for the town of Hubbardston.

7:00pm -Vin entertained a motion to recess the PB meeting and to reconvene the public hearing for Borrego Solar at 147 Williamsville Rd.

Motion: Mark Dymek **Second:** Tom Bratko **All in favor.**

The continuation of the public hearing for the 147 Williamsville Rd Solar farm with Borrego Solar. For the record of the hearing, the applicant did not object to Vin Ritchie's participation in the discussion. One site visit to the Williamsville Rd site was done by members of the planning board and members of conservation in July 2017, a site visit by conservation alone was done in July 2017. Based on Bill Murray's input and recommendations made by the conservation commission, some changes were made to boundaries and mitigations for wetlands. Discussion regarding frontage, and discussions had with abutting neighbor Ladybug Farm. Plans have been finalized based on walk through with the different agencies, Borrego's timeframe if everything lines up is for spring 2018, and then at that time they will apply for a building permit from the building office. Borrego's final plans for the project dated August 25th will be sent to Bill Murray for a review. A notice of "use change" and back taxes will have to be submitted by Borrego to the town.

Vin entertained a motion to continue the public hearing for Borrego Solar and to reconvene the planning board.

Motion: Mark Dymek **Second:** Tom Bratko **All in favor.**

7:40pm John Prentiss presented paperwork for a project on New Westminster Rd, John presented a plan of land with no boundaries changing, the only thing being added is a right of way to the property, so since no endorsement was necessary from the Planning Board, Vin suggested that John just needed to get this registered with the registry of deeds. No action required.

A discussion regarding a scenic road violation on Old Princeton Rd Cutoff in town. Discussion of zoning enforcement and how to deal with a violation of the scenic road bylaw. This is not a zoning ordinance, but it is a state law that folks need to get permission from the planning board to cut trees and stone walls on a scenic road. Brian Bullock is looking into how we deal with violations of this type and will get back to the planning board with more information. Larry Brandt is not currently enforcing these types of violations.

The beginning of the bylaw change was started, discussing changes to Article 15 Aquifer Favorability.

By law discussion: Article 15 Aquifer Favorability Protection Bylaw, Article 2 2.6 definition needs to be changed. The proposal is to Amend Section 2.6 to read: "Those areas shown on the Hubbardston, Ma., Aquifer Map as prepared by Places Associates, 256 Great Rd., Littleton, Ma., 01456. Dated September, 2017."

All referencing bylaws will be updated to mark the change at Article 2.6. IE: Sensitive Areas of Article 5.

Suggested changes to Article 19 of General Bylaws (Earth Removal) was discussed.

Next By-law discussed was a proposed change to general bylaws, Chapter 16 “Streets and Sidewalks” page 24, Section 1 General Regulations; to section 1.2 add a new sentence:

A cash security of \$1000 shall be deposited with the town of Hubbardston before the restoration; after 12 months the Director of Public Works will inspect the site of disturbance, to determine if there has been any settling due to improper or poorly filled compaction of the hole. The director will have those that did the work return to repair the work, use the money left on deposit to do the work properly, if no work is needed the moneys will be returned.

Craig Boissoneau (who works for the Hubbardston DPW agreed this was a good idea.

It was suggested that the deposit be changed to \$5000 since \$1000 may not be enough to cover the repairs.

Vin Ritchie entertained a motion that these proposed changes be accepted and presented to the board of selectman.

Motion: Tom Bratko Second: Craig Boissoneau All in favor.

8:30pm

Michael Tolman and Peter Garipey presented plans for adding an addition to his non-conforming home, the house does not conform to the side frontage. The foundation is failing, modifying the kitchen, bringing the addition 4ft into the back yard. The process was explained, (including the fees, the abutter mailings, posting in the Gardner News,) to Michael and Peter, the public hearing was set for October 4th at 7:30pm.

Open meeting law discussion, Vin stated that the open meeting law complaint placed by Christine Bolduc has been adjudicated by the State’s Attorney General.

Correspondence: A letter by Deb Reed of Streeter Rd was read. This letter is requesting that the Planning Board support the residents of Streeter Rd in their process of having the town taking over Streeter Rd as a public road. With the planning board support the Streeter Rd residents can take their request to town meeting. Streeter Rd would remain a gravel road with no plan for the betterment of the road, but the town would take over the road to do yearly grading and other general maintenance.

Some history of past roads in town being accepted as public ways was presented, as well as a discussion on the pros and cons of accepting Streeter Rd. It was decided that it was best to invite the Streeter Rd residents to the October 4th planning board meeting to present their report on Streeter Rd being accepted as public way.

9: 10pm Chairman Vin Ritchie requested motion to adjourn the meeting.

Motion: Craig Boissoneau Second: Tom Bratko All in favor.

Approved with corrections,
Vincent Ritchie, Chair

Date