

Town of Hubbardston
Planning Board

Meeting Minutes

Location: 7 Main Street, Slade Building, Hubbardston, MA 01452

Date: May 26, 2022

Members Present: Alice Livdahl (Chair), Kristofer Munroe and Francois Steiger.

Members Absent: John DeMalia, Erica Dack and Bill Homans

Other Attendees: Jonathan Vos, Damon Schmidt, Boey Bertold, Patrick McCarty, Francis Parisi and Bill Murray

Ms. Livdahl called to order: (6:30 pm) "This meeting is being broadcast live and digitally recorded."

Public Comments - None

Minutes Approval - April 14, 2022

Mr. Steiger made a motion to approve the minutes as amended. Mr. Munroe seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Next item on the agenda, Report on status Implementation Chapter of Master Plan—Jonathan Vos

Mr. Vos briefly discussed the overview of the Master Plan and that it included actions and goals for all chapters. There are a total of 120 plus actions throughout the Master Plan.

Mr. Munroe asked if Mr. Vos could supply the Boards and Committees with a matrix for the Master Plan. Mr. Vos will speak with his IT department.

Next item on the agenda, Completeness determination for special permit- Vortex Solar to construct Cell Tower 14 Main St

Ms. Livdahl asked Mr. Parisi to have an environmental review and a site plan submitted in the format set forth by the bylaw.

Mr. Parisi stated drainage calculations are not generally done by his engineer and asked if the Planning Board would waive that requirement.

Mr. Murray stated that would not be advisable and would recommend against it. Mr. Murray stated the run-off from the driveway to Brigham Road is a concern.

Ms. Livdahl noted the balloon test is scheduled for June 7, 2022 8 am - 2 pm.

Ms. Livdahl suggested resending the notice as it has a typo. Mr. Parisi indicated the typo was not detrimental to the notice.

Public Comment

A resident asked if there could be an additional test on a weekend to accommodate people who are working during the hours of the June 7, 2022 test. Mr. Parisi the times chosen are the most stable times to perform the test. Mr. Parisi noted they will take pictures from public properties. Mr. Parisi asked the Board to provide a list of properties they would like pictures taken from.

Mr. Stahl suggested taking a video and live streaming it for residents that can't be in Town during that time. Ms. Livdahl will compile a list and email it to Mr. Parisi.

Next item on the agenda, 69 Gardner Rd- Site walk Greenhouse compliance

Mr. Murray did a site visit and verified he is in compliance with zoning. Ms. Livdahl asked Mr. Murray to generate a letter to be sent to the CCC (Cannabis Control Commission) confirming they are in compliance.

Ms. Livdahl stated there is a limit on the amount of water to be used by the applicant because of concerns with the Aquifer. Mr. Schmidt would like to alter the wording to the amount allotted from 5,000 gallons a day to an average of 5,000 gallons a day. Mr. Murray would like it in writing from his hydro-geological engineer stating the amount of water per day would not negatively affect the Aquifer, if utilized on a regular basis.

Next item on the agenda, Places Asc. Presentation of findings Development Feasibility Study

Ms. Livdahl gave a brief background of Affordable Housing to the attendees.

Mr. Murray noted this was a paper study. Mr Murray noted the following points of the feasibility study:

- There is no access off Old Westminster Road.
- There is a 50 foot access strip between 32-34 Streeter Road.
- Senior Residential development has different requirements from Open Space Residential development and allows for waivers.
- A Senior development could fit a maximum of 8 units.
- The property is not the best location for Senior housing, too far out of town.
- Best option is a subdivision, 500' maximum length of dead end street with a 120' cul-de-sac, the Planning Board can waive the 500' maximum requirement. There is a possibility to get 4 multi-families in the subdivision.

Mr. Murray noted there is an option for a Comprehensive permit which is issued by the ZBA. Town regulations get waived but not the State regulations.

Mr. Murray believes they can fit 15 units per acre. The constraints are soil for septic systems and water supply. The uplands have room for wells.

Mr. Murray stated Streeter Road is a recently accepted public way. Mr. Murray recommends a subdivision of 2 lots 2 duplexes which would not be overtaxing for the road.

Mr. Murray notes that this is a staggered step process, Soil testing is the first recommended step. The next step would be to stake out wetlands and so on.

Ms. Livdahl asked if the combined acreage is 37 ½ acres. Mr. Murray stated it is close to 40 acres. Ms. Livdahl asked if only 8 acres are buildable. Mr. Murray stated yes.

Public Comment

Marie Tournigney expressed her concerns about low income housing being owned by a private party and paying taxes. Ms. Livdahl explained they pay taxes and there is a deed restriction.

Mr. Munroe asked if a private party purchased the property at auction could they do a comprehensive permit. Mr. Murray stated Hubbardston does not meet the 10% required affordable housing, yes there is a possibility but it is not likely.

Mr. Nason asked about preserving the land. Ms. Livdahl explained if the property is not suitable for affordable housing the Planning Board would ask for the \$10,000 of CPC funds back, which the Planning Board put up for affordable housing. The land would then go back to the Town and it is very likely the Town will sell the property.

A resident asked if the road would be paved. Ms. Livdahl stated no.

Eric asked if the Board had looked into selling the land to the DCR. Ms. Livdahl stated that wouldn't help resolve the affordable housing issue. Mr. Steiger reiterated the Board is exploring all options for affordable housing.

Next item on the agenda, Matters Not Reasonably Anticipated by the Board.

Mr. Munroe wanted to update the Board with the chicken contingency they have been working on if the Avian Flu were to infect The Country Hen. Mr. Munroe indicated they are in the early stages, and there is a possibility for a gravel pit in remediation to be used for a place to compost the sick birds. Ms. Livdahl asked how much land was needed. Mr. Munroe stated approximately 2 acres. The birds are layered with woodchip, the entire composting process takes about 2 weeks. Mr. Murray indicated this is the responsibility of The Country Hen and to reach out the Kataisto pit owner.

New Business.

Next item on the agenda, DPW tree hearing request - Across the street 5 Kruse Rd

Ms. Livdahl indicated Travis requested a hearing because Kruse Road is a scenic road. Ms. Livdahl stated she has reached out to Town Council to see if a hearing is required or if there is an exception to the Scenic Road bylaw. Ms. Livdahl noted both the Scenic Road bylaw and the Scenic Road Massachusetts General Law and the tree warden's responsibilities have an exception for widening the road or trees in danger.

Mr. Murray stated if the arborist determines the tree to be dangerous , it is exempt and has to be removed for health, safety and welfare.

Mr. Munroe expressed concerns with the DPW cutting many trees and the need to have a process to inform the public. Mr. Murray stated the Tree Warden is obligated to post it and have a hearing.

Next item on the agenda, Administrative Matters

Ms. Livdahl noted the next meeting is June 16, 2022.

“Discussion of remaining \$6000 in funds for Master Plan.”

Ms. Livdahl would like to reserve for FY23 per the suggestion from the Town Administrator.

Place's Associates invoices

Mr. Munroe made a motion to approve to pay the invoice #5602.01, in the amount of \$1,290.25. Ms. Livdahl seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. Munroe made a motion to approve to pay the invoice #5560.06, in the amount of \$2,632.50. Ms. Steiger seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Next item on the agenda, Presentations for warrant articles at Annual Town Meeting

Ms. Livdahl discussed the Article for \$25,000 CPC funds and the need to support the Habitat for Humanity house.

Ms. Livdahl indicated the Town Administrator was going to update the zoning bylaws.

Ms. Livdahl asked Mr. Steiger if he was going to be available to present the BESS presentation. Mr. Steiger stated he would do the presentation.

Mr. Steiger asked if the rate of growth will be addressed. Ms. Livdahl stated yes, she will do that.

Adjourned: 8:45 pm