

Town of Hubbardston
Planning Board

Meeting Minutes

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

Date: July 7, 2022

Members Present: Alice Livdahl, Kristofer Munroe, Francois Steiger, Erica Dack and Bill Homans

Members Absent: John DeMalia,

Other Attendees: Boey Bertold.

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

Mr. Homans - yes

Public Comments - None

Minutes Approval - June 16, 2022

Mr. Homans made a motion to approve the minutes from June 16, 2022 with corrections. Mr. Steiger seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. Homans - yes

Next item on the agenda,

a. Public Hearing Special Permit 56 Gardner Rd -Review and sign special permit decision as drafted by Places Asc.

Mr. Munroe noted the Public Hearing was closed and the following discussion is Administrative.

Mr. Bertold reviewed, with the Board the Safety Sheet regarding the resin.

Mr. Steiger ask if the stated 74 degrees was Fahrenheit or Celcius. Mr. Bertold stated if was Fahrenheit.

Mr. Steiger asked what the acronym SOP stood for. Mr. Bertold stated "Standard Operating Practices".

Mr. Steiger asked what happens to the resin if it goes above the 74 degrees. Mr. Bertold noted the resin would liquify and would not be volatile.

Mr. Munroe indicated he spoke with Mr. Murray, who was not in attendance and, Mr. Murray did find this Decision to be acceptable

The Board reviewed the Decision.

Mr. Munroe read the Findings, they are as follows:

1. The Special Permit is specific to 68 Gardner Road.
2. The property is Commercially Zoned.
3. The use was permitted May 20, 2021, Light Manufacturing.
4. The existing 3 structures will be repaired and upgraded.
5. No new employees.
6. A new Site Plan is not required.
7. Acceptable Environmental Impact
8. In conformance with MGL 94g, 935 CMR 500 and Article 22 of the Zoning bylaws.
9. This approval does not imply approval of other Boards, Commissions or Departments.

Mr. Munroe noted the Conditions were all standard conditions.

Mr. Homans made a motion to approve the Decision with corrections. Mr. Steiger seconded.
Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. Homans - yes

Ms. Dack - yes

Mr. Munroe summarized the corrections as follows:

- Renumber the page numbers at the bottom of the pages.
- Change the Appeals from number 8 to number 9.
- Change the spelling of Monroe to Munroe.

Next item on the agenda,

b. Implementation Chapter Master Plan from MRPC review. Tabled

New Business

Next item on the agenda, Public Hearing with ZBA scheduled for 7/21-need confirmation of quorum

Mr. Munroe verified the date and noted the time is to be determined.

Next item on the agenda, 26 Worcester Rd- reclamation of pit update

Mr. Munroe indicated the owners have reached out to Mr. Murray to see how to be released from their bond. The owners have reached out to Massachusetts National Heritage as they have reconized an endangered species has been found on the property. Mr. Munroe asked Mr. Livdahl what was needed for the release. Ms. Livdahl stated the owners would have to indicate

there has been a change in circumstances. Ms. Livdahl suggested having Mr. Murray look into this. Mr. Munroe will work with Mr. Murray on a resolution.

Next item on the agenda, 36 Gardner Rd- Resident complaint working out of SP business hours

Mr. Munroe informed the Board there has been a complaint regarding construction outside of the permitted hours. Mr. Munroe noted the construction company has apologized. Mr. Munroe stated he and Mr. Murray have both responded to the complainant.

Next item on the agenda, Matters Not Reasonably Anticipated by Chair

- *Meeting Schedule.* Mr. Munroe suggested changing the meeting schedule as it conflicts with MRPC meeting. Mr. Munroe suggested the first Wednesday and third Thursday of the month. The new schedule will start in September, September 7th and 22nd.
- *Representative from the Board on other Boards, Committees or Commissions.*
MRPC - Mr. Munroe
EDC - Mr. Munroe
MJTC - Ms. Livdahl
CIPC - Mr. Steiger
CPC - Mr. Munroe (will research if it is a requirement for the Chair)

New Business

Next item on the agenda, Proposed Farm Accessory Use Zoning Bylaw status

Mr. Munroe noted he is working on this.

**Next item on the agenda, Proposed Town Center Zoning Bylaw and Map amendment
Status of update on Zoning Bylaws update.**

Mr. Munroe noted the EDC had not met.

Miscellaneous

- Mr. Steiger asked about the funding to work on the Solar bylaw. Mr. Munroe indicated it went to the Select Board and, has not yet been signed.
- Mr. Munroe noted he had reached out to Attorney Parisi regarding the images from the balloon test and has not yet heard back.

Administrative Matters

- a. Approval of fees to Places Associates**

Ms. Livdahl made a motion to pay the invoice for \$2190.00 plus Administrative Fees for Paper Crane. Mr. Homans seconded. Roll Call vote.

Ms. Livdahl - yes
Mr. Munroe - yes
Mr. Steiger - yes
Mr. Homans - yes

Follow-up

The Board discussed cleaning up the agenda and putting together a checklist for outstanding projects and tasks.

Mr. Steiger expressed the need to get all past meeting minutes online and accessible.

Adjourned: 7:57 pm