

Town of Hubbardston
Planning Board

Meeting Minutes

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

Date: January 20, 2022

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

Members Absent: Erica Dack, Bill Homans and John DeMalia

Other Attendees: Mallory Seamon, Sally Mann, Allison Muirhad and Alex Szoc

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

Orders of Business:

Public Comments - None

Minutes Approval - None

Public Hearing.

Ms. Livdahl read the hearing notice into the minutes.

Pursuant to MGL, Ch. 40A, Sec. 11, the Hubbardston Planning Board will hold a Public Hearing at Hubbardston Town Hall, Slade Building 7 Main St Hubbardston, MA 01452 on Thursday, January 20, 2022, at 6:30 PM to review proposed changes to ARTICLE 6 RATE OF DEVELOPMENT FOR DWELLING UNITS of the Hubbardston Zoning Bylaws. Review of Attorney General's Opinion and possible vote to withdraw article from warrant for ATM.

Ms. Livdahl stated the Attorney General indicated the existing bylaw was unconstitutional.

Mr. Steiger stated there were intentions last year to work on the bylaw, COVID presented setbacks and this year it could not be done in a timely manner. Mr. Steiger noted the Planning Board wanted to perform a thorough review.

Ms. Livdahl noted there needs to be a major reason to control growth, such as, overwhelmed schools or Town services. Mr. Munroe suggested maybe a survey would be an indicator to see if services are impacted.

Mr. Steiger made a motion to continue the public hearing to February 3, 2022 at 6:30 pm. Mr. Munroe seconded, all in favor, motion carried (3-0).

ANR. Gardner Rd Rte. 68 -Zamarro Jannine, presented by Alex Szoc

Mr. Szoc explained to the Board, the plan creates 3 new lots. There are two vacant lots and one with the existing garage.

Mr. Steiger made a motion to approve the plan as presented. Mr. Munroe seconded, all in favor, motion carried (3-0).

Old Business

a) ANR Halfrey Rd. / Rt. 68 lot -signatures?

Ms. Seamon stated she is still waiting on signatures.

b) Accessory Apartment. New bylaw to replace “in-law apartment” an “accessory apartment” has been scheduled for 2/24

c) Nicole Wineland-Thomson Fisher and Gregory Fisher for 28 George Howard Rd. Country Club definition – Town Counsel Opinion KP Law regarding proposal by – Action: Vote to accept opinion that proposal meets definition and applicant can proceed with Special Permit Application, or not.

Ms. Sally Mann is present and represents the applicant.

The Board reviewed and discussed the Town Council's determination. The Special Permit for the Willowhill Club, Country Club would apply based on the description given by the applicant. The Willowhill would allow for activities and facilities for members only. There will be a yearly membership fee of \$3,000.00 for a party of four and a \$5,000.00 option for additional members.

The Board supports the Town Council's opinion.

New Business.

a) Review draft Annual Report. The Board reviewed and revised portions of the report.

b) Battery Energy Storage bylaw (BESS) Update.

The Board discussed some of the main things to still be settled on for the Tier II battery storage bylaw. Ms. Livdahl discussed a minimum lot size and frontage requirement. Mr. Murray agreed the bylaw needs to have basic zoning. Ms. Livdahl also felt fencing setbacks need to be addressed. The Board also discussed audible impact.

The Board will continue to work on these issues and readdress at another meeting.

Old Business

Planning Board and the EDC Joint meeting regarding the Agricultural Accessory Use By-law. Mr. Munroe explained that the consensus in starting the process would be to form a committee. The committee would be composed of a member from the Planning Board, the EDC, the Select Board, the Agricultural Commission and a member from the community. The committee members will be appointed by the Select Board.

Ms. Livdahl nominated Mr. Munroe to represent the Planning Board. Mr. Steiger seconded. All in favor, motion carried (3-0).

Matters not reasonably anticipated by Chair

Ms. Livdahl stated she attended a MJTC meeting and learned there is a new grant for shared street spaces.

Affordable Housing

a. HFHNCM house on Ragged Hill Volunteer date for PB to help on house (as AHC)
Update on fundraising and possible ARPA and CPA grants

Ms. Livdahl indicated the fundraising for \$35,000 to go towards the Habitat House has not raised enough money. Mr. Steiger inquired how much was raised. Ms. Livdahl stated \$3,500.00.

Ms. Livdahl is working on fundraising ideas with her daughter. Ms. Livdahl noted another request for \$25,000.00 will be made to the CPA. Ms. Livdahl stated \$100,000.00 has been raised and the house will cost \$179,000.

Mr. Munroe noted ARPA funds could be used. There will be a RFP process.

Last item

Mr. Steiger inquired about the Solar Field Town Reports received. Ms. Seamon stated none have been received to-date.

Adjourned: 8:38 pm