

Town of Hubbardston  
Planning Board

Meeting Minutes

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

**Date:** February 24, 2022

**Members Present:** Alice Livdahl (Chair), Francois Steiger and Bill Homans

**Members Absent:** Kristofer Munroe Erica Dack, and John DeMalia

**Other Attendees:** Mallory Seamon, Bill Murray, Jay Valley, Damon Schmidt, John Farnsworth and Susan & Rick Jones.

Ms. Livdahl called to order: (6:36 pm) "This meeting is being broadcast live and digitally recorded."

Orders of Business:

**Public Comments** - None

**Minutes Approval** - January 20, 2022

Ms. Livdahl made a motion to approve as amended, Mr. Homans seconded. All in favor (3-0).

**Public Hearing.**

Ms. Livdahl read the hearing notice into the minutes.

Public Hearing. 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 or by virtual means on Thursday, February 24, 2022, at 6:30 PM to review proposed changes to Hubbardston's Zoning By-laws- ARTICLE 2 Definitions to include changes to 2.1 Accessory Building or Structure and 2.2 Accessory Use. Elimination of definition 2.37 In-Law Apartment and 2.38 Accessory Apartment, with a new proposed definition for Accessory Dwelling Unit.

Mr. Homans made a motion to open the Public Hearing. Mr. Steiger seconded. All in favor (3-0).

Ms. Livdahl reviewed the changes to the bylaws for accessory dwelling units. Notes have been added to the definition. In-law and Accessory Apartment definitions have been eliminated.

Mr Homans made a motion to close the Public Hearing. Mr. Steiger seconded. All in favor (3-0).

**ANR.** John Alward 46&48 Healdville Road.

Ms. Livdahl explained the plan to the Board.

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

**ANR** -Paul and Dorothy Valley Map 3 Lot 63 West Side of Gardner Road.

Mr. Murray asked if the owner knew where the well and septic are located. Mr. Valley noted the well and septic will remain with the lot.

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

**Clayton Edwards to discuss Right to Farm Bylaw-** The applicant withdrew the request.

**Damon Schmidt, Special Permit application for 69 Gardner Road, acceptance of Places Associates review fee and review of application and plan for completeness.**

Ms. Livdahl explained that Mr. Schmidt is looking to add a temporary 34' x 96' agricultural cold frame greenhouse to the project located at 69 Gardner Road.

Mr. Schmidt explained the purpose of the greenhouse is to start the seeds before transplanting outside.

Mr. Murray feels the modification is a minor change and will not require the Public Hearing to be reopened.

Mr. Homans made a motion to approve a modification to the Special Permit granted to Royal Sun Farm to operate an outdoor grow Marijuana establishment at 69 Gardner Road, as a minor engineering change, to allow the addition of a temporary 34' x 96' agricultural cold frame greenhouse type structure that has a roof made of plastic, does not have a concrete slab foundation, and does not require a building permit, to be located as shown on the "Temporary Site Plan" submitted by Bobek Engineering. Mr. Steiger seconded, all in favor, motion carried (3-0).

The modification is subject to the following conditions:

- Use of the greenhouse will be limited to cultivation seedlings this year (2022) and marijuana cultivation as previously allowed in the special permit;
- Seedlings will be hand watered and plants through irrigation drip system;
- No chemicals will be stored in the greenhouse;
- No artificial grow lights will be used in the greenhouse.

### **Old Business.**

a) Review to approve Draft BESS bylaw public hearing has been scheduled for 3/3.

Ms. Livdahl noted this bylaw applies only to Tier 2 Grid-Scale Battery Energy Storage Systems (GS-BESS) connected to the public utility grid for use in supplementing the public energy supply.

Ms. Livdahl explained GS-BESS are regulated by a Special Permit and can only be located in the Commercial Zoning District, or within Large-Scale Solar Photovoltaic Installations. The size is not to exceed 10MW.

b) Places Associates invoice.

Mr. Homans made a motion to pay the invoice of \$2945.25 for the BESS bylaw. Mr. Steiger seconded, all in favor, motion carried (3-0).

### **Correspondence.**

Environmental Notification Form (ENF) for the Main Street (Route 68) Improvement Project/Groundbreaking.

Ms. Livdahl stated this has been received.

### **Affordable Housing**

a. HFHNCM house on Ragged Hill.

b. CPA Application 25K and or ARPA

Ms. Livdahl noted they are making progress.

### **Administrative Matters.**

a. Progress on update of Zoning Bylaws

Ms. Livdahl asked Ms. Seamon to check on the status.

### **Public Comment**

Mr. Jones inquired about the means of growth control if the Rate of Development bylaw is not in place. Ms. Livdahl discussed only being able to control if there is a strain on services.

There was discussion about the Cluster Development bylaw.

Adjourned: 8:30 pm