

Planning Board Minutes
June 25, 2020

MINUTES

Location: Zoom Meeting

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

Staff: Christina Sutcliffe, Administrative Assistant

Absent: John DeMalia and Craig Boissoneau

Additional Attendees: Jeffrey Stefanik, Jennifer Sherwood, Ana Shavis, Jonathan Vos and John Hume.

Ms. Sutcliffe read the Governor's order regarding remote meetings and noted The meeting is being broadcast live and digitally recorded."

Ms. Livdahl called the meeting to order at 6:30 PM.

First order of Business:

Public Comments - None

Minutes Approval - February 5, 2020

Mr. Homans made a motion to accept the minutes for February 2, 2020, Mr. Steiger seconded, all in favor, motion carried (3-0)

Next order of business, ANR Application from Lance Delegano (owner), Jeffrey Stefanik (Guerriere & Hannon, Inc.) for the Property at 41 Morgan Road.

Mr. Stefanik explained the plan to the Board.

Ms. Livdahl asked for verification of the name on the plan. Mr. Stefanik stated Lance Delegano.

The Board agreed to endorse the plan as presented. The Board Members will schedule a time to sign.

Next order of business, ANR Application from Marc Curtis (owner), at 36 Gardner Road.

Mr. Curtis explained the plan to the Board.

The Board agreed to endorse the plan as presented. The Board Members will schedule a time to sign.

Next order of business, William Murray, Places Associates, reporting on the status of: 91 Williamsville Road

Mr. Murray noted the following on the status of the project:

- The applicant had removed the objectionable soil on the berm.
- Virgin soil has been placed on site and plantings will be done the following week.
- There is an irrigation plan.

Mr. Murray stated the abutters were content with the work done. Ms. Livdahl asked about the gate. Mr. Murray had received no comment. Mr. Murray will continue to follow up on the site.

Next order of business, William Murray, Places Associates, reporting on the status of: 147 Williamsville Road and their request for a Special Permit Extension.

Ms. Shavis of Clearway Energy discussed with the Board their withdrawal of the extension request that was submitted. Ms. Livdahl asked for clarification of ownership. Ms. Shavis of Clearway Energy explains that after reading the consultant's memo and consulting with their Council, it made the most sense to withdraw.

Ms. Livdahl asked for clarification of ownership. Is it still owned by Rogers and Shlaner? Ms. Shavis stated yes. Ms. Livdahl stated the permit was issued to Borrego.

Clearway acquired 147 Williamsville Rd, LC form Borrego. Clearway is now a separate entity from NRG Energy.

Project company is 147 Williamsville Rd LLC, which is owned by Borrego Solar.

The bond is held by 147 Williamsville Rd LLC.

Ms. Shavis will draft a letter, on Clearway letterhead to the Board accepting all the conditions of the special permit with the correct contact information.

Ms. Sutcliffe stated the Board is holding \$12,000 for the completion of construction from Borrego. Are these funds to be transferred from Borrego to Clearway. Mr. Murray stated Borrego addressed that in their letter, Borrego will continue to be responsible.

Ms. Livdahl asked Ms. Shavis to clarify the ownership in her letter. Ms. Shavis agreed to do so.

Mr. Homans made a motion to accept the withdrawal of the extension request from Clearway Energy, Mr. Steiger seconded, all in favor, motion carried (3-0)

Next order of business, Montachusett Regional Planning Commission (MRPC) reporting on the status of the Master Plan

John Hume discussed the Services Facilities chapter of the Master Plan, The Transportation chapter is complete and they are working on The Housing Chapter.

Jonathan Vos noted the need for the following information:
Library Trustees
School - Role & Responsibilities

Ms. Livdahl asked where the Fire Department was listed. Mr. Vos stated under the Town Departments.

Ms. Livdahl noted the following:

- Hubbardston has no Housing Authority
- In the description of CPC - omit "creation of Community Housing"
- Open Space, remove when they meet.
- Parks & Commission maintain playgrounds - Ask Mr. McLane for clarification.
- The Planning Board does not issue Variances.

Ms. Sutcliffe noted the PB website page has been updated to reflect the additional work of the PB to include "promote the development of affordable & moderate income housing for seniors and families.

Nest order of business, Update from Chair on Gravel Pit Report

Ms. Livdahl stated the study of the Town and Marinelli gravel pits has been denied. Ms. Livdahl asked if the Town pit could be investigated for senior housing.

The Commercial/Industrial use property could go for a grant again, Mr. McLane is getting further information.

Marinelli family pit will join with the town for the senior housing.

Ms. Sutcliffe noted they will need to research what uses can go on the parcel.

Ms. Livdahl stated her understanding was the grant would be for Industrial use.

Ms. Sutcliffe noted the uses aim to improve Economic Growth, there is a possibility to split the lot, 55% of the lot needs to be used for economic growth.

Mr. Steiner asked if there was any information on remediation on the pit located on Route 68. Ms. Sutcliffe will check on the status.

Next order of business, Notices from ZBA of Westminster, Rutland, Gardner

Ms. Livdahl stated she will get further information regarding Agri-tourism Zoning bylaw.

Next order of business, Municipal Vulnerability Plan (MVP), summary of findings.

Ms. Sutcliffe will distribute the findings to the members. The findings noted the possibility of connecting water & sewer for the Town Center.

Last items on the agenda:

- Ms. Sutcliffe informed the Board the Solar letters had been mailed.
- Ms. Livdahl stated the Solar Site Plan portion of the bylaw will include site line studies, Ms. Livdahl will follow up on this.
- Ms. Sutcliffe reminded the Board the next meeting will include reorganization and a new Associate Member.

Next meeting July 9, 2020

Mr. Homans made a motion to adjourn, Mr. Steiner seconded, all in favor, motion carried (3-0).

Adjourned: 7:48 pm