

DRAFT Minutes
November 19, 2020

MINUTES

Location: Zoom Meeting

Present: Francois Steiger, Bill Homans, John DeMalia, Members and Alice Livdahl (Chair) and Erica Dack (associate member)

Staff: Mallory Seamon, Planning Board Administrator

Absent: none

Additional Attendees: Karen & Peter Lapierre

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

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

Public Comments none

First order of Business: Meeting Minutes, none

Next order of business, Public Hearing on a Scenic Road Application submitted for Hale Road Map 4 Parcels 170 and 171 to install two driveways entrances,. Property owners Karen and Peter Lapierre.

Mr. Homans made a motion to open the public hearing and upon completion, enter into a regular meeting. Mr. Demalia seconded, Roll Call Vote, all in favor, motion carried (4-0).

Ms. Lapierre explained that they needed to purchase two lots. They will build a new home and then build an additional home in the future to downsize.

Ms. Lapierre explained while they are working on the first parcel they thought they should apply for the second driveway at the same time.

Ms. Livdahl read the public hearing notice into the minutes.

Ms. Livdahl reminded all present that the purpose of a scenic road is to preserve/protect walls and trees in the right-of-ways.

Ms. Livdahl discussed the list from the Hubbardston General Bylaws, Chapter XXXII, 32.5.3, A-O.

Ms. Livdahl's concern was F, Compensatory actions proposed, such as tree and stone wall replacement.

Ms. Livdahl asked the applicant if they would consider reusing stones that were to be moved. The applicant agreed.

Mr. Homans made a motion to approve the application for the driveway permit. Mr. DeMalia seconded, Roll Call vote, all in favor, motion carried (4-0), with the amendment for the applicant to retain the fieldstone and add to the existing wall on the property.

New Business

Correspondence

- 147 Williamsville Road Report from Places Associates / Bill Murray, - will be moved to the December 3, 2020 meeting.
- Email inquiry from Mr. Pyburn regarding Special Permit process for Marijuana. The paperwork and consultant fee has been submitted. The Board will accept the application at the December 3, 2020 meeting. Ms. Livdahl will attend the round table meeting with the Police Chief and other departments November 30, 2020.
- Email inquiry through Laurie Reed from David Dakota regarding terms of Special Permit for kennel issued to Cindy Phillips at 55 Old Boston Turnpike . Ms. Livdahl and Mr. Homans will make a site visit to view the fencing for compliance.

Ms. Livdahl noted all correspondence had been reviewed.

The Board had general discussion regarding violations at 248 Gardner Road.
Ms. Livdahl suggested a motion be made to put the issue on the December 3, 2020 agenda.

Mr. Steiger made a motion to discuss the proper use of the property located at 248 Gardner Road. Mr. Homans seconded, Roll Call vote, all in favor, motion carried (4-0).

Next item on the agenda, Mr. Livdahl informed the Board she is working on clarifying the street listing for Comet Pond and eliminating the duplicates.

Ms. Lidvahl asked Ms. Seamon to compose a letter to the Roberts with the Planning Board's findings and recognized North Comet Pond Road .

Last item on the agenda, Ms. Livdahl reminded Ms. Seamon and the Board the Town Report is due for 2020.

Mr. Homans made a motion to adjourn, Mr. DeMalia seconded, all in favor, motion carried (4-0).

Adjourned: 7:15 pm