

Town of Hubbardston
Planning Board

Meeting Minutes

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

Date: October 15, 2020

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

Members Absent: none

Other Attendees: Christina Sutcliffe, William Murray, Roland Jean, Jason Dubois, and Marc Curtis

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 - April 1, and, October 1, 2020

Mr. Homans made a motion to approve the April 1, 2020 minutes as presented. Mr. Steiger seconded, all in favor, motion carried (4-0).

Mr. Homans made a motion to approve the April 1, 2020 minutes with the typo correction. Mr. Steiger seconded, all in favor, motion carried (4-0).

Action Items

ANR – Dawn and Frances Notice, Old Westminster Road, Map 6, Parcels 154 and 155

The Board reviewed the checklist. Board approved and signed the ANR plan.

ANR – Daniel McHugh, Lombard Road, Map 12, Parcel 5

Mr. Murray suggested there be a note added to the mylar. Mr. Murray's note states, by endorsement hereon the Hubbardston Planning Board make no determination as to the status of any rights relating to roads and ways as depicted on the referenced 1961 subdivision plan entitled Countryside Acres, as recorded in the Worcester County Registry of Deeds Plan Book 253, Page 29.

Mr. Homans agrees with Mr. Murray's suggestion.
Mr. Steiger does not feel input from the petitioner is needed.

Ms. Sutcliffe stated permission is needed by the applicant to add a note to a signed ANR document. The document has already been signed by the applicant and the engineer.

Mr. Steiger suggests the mylar be amended and the applicant resubmit the ANR to the Board.

Public Hearing.

This Public Hearing Pertains to a Site Plan Review submitted on July 9, 2020. The following Notice was Posted in the Gardner News and Circulated to Abutters: “The Hubbardston Planning Board will hold a Public Hearing via the Zoom Platform on Thursday, October 15th, 2020, at 6:45 pm, to provide public forum and review the following the Site Plan submitted by Marc Curtis for his property at 36 Gardner Road and the proposed building of a self-storage facility. The application for this Site Plan may be viewed by emailing the Planning Board at plan@hubbardstonma.us or by calling the Planning Board or Town Clerk to arrange an appointment to view the plans.”

Mr. Homans made a motion to open the public hearing on C&J Realty Trust’s Site Plan application and Environmental and Community Impact Analysis. Mr. DeMalia seconded, all in favor, motion carried (4-0).

Ms. Livdahl stated the Zoning Enforcement Officer has determined it was an allowed use in a Commercial District.

Ms. Livdahl indicated the plans submitted were dated June 28, 2020.

Mr. Dubois stated there was a plan 1, revised 8/12/2020.

Mr. Dubois listed the main points of the project as follows:

- Self-Storage facility
- 5.5 acres lot
- Located in a Commercial District
- Rear portion is in Residential / Agricultural District, which will not be use.
- Storm water basins are outside of the Zone A water protection area.
- Entrance off of Route 68
- Buildings range from 20x10 feet to 40 long by 10 wide.
- Aisles are 24-25 feet wide

Mr. Dubois noted drainage, parking and, lighting still need to be solidified with Mr. Murray.

Mr. Murray noted the following responses from the Building Commissioner:

- Drainage basin would not be considered an accessory structure, if it is considered a utility, it would be allowed within the front set-back.
- No parking space are required
- Asphalt millings are not allowed.
- Shade trees required if parking spaces were to be allowed.

Mr. Murray discussed the drainage basin in the front. Mr. Murray indicated the catch basin and the pipe cannot handle the 10-year flow that comes from the drainage basin.

Mr. Murray indicated the landscape plan may need to be revised.

Public Comments

Kellianne Iacaboni stated she has no issue, here to observe the plan and happy to see this property is being developed.

Tom Bratko expressed concern about the lighting and inquired if this was to be open 24 hours.

Ms. Sutcliffe stated the Board of Health would like to know if there were any hazardous or automobile material permitted in these storage units and what would be done for any disposal of any materials.

Mr. Dubois stated he doesn't see the drainage as a problem. He will meet with DPW. Mr. Dubois indicated the water would decrease. Mr. Steiger asked why there would be a decrease. Mr. Dubois stated the water would sit in the pond and be released in a controlled manner.

Mr. Murray disputes the drainage calculations and does not recommend the Board approve.

The Board had further discussion regarding the parking spaces, millings, gated access, street landscaping and lighting plan.

Mr. Curtis noted he could possibly eliminate a few units to provide for parking.

Ms. Sutcliff reiterated the Board of Health concerns. Mr. Curtis has a do's and don't's list for the renters and will share that with the Board of Health.

Ms. Livdahl would like to see signage on the plan. Mr. Curtis will revise the plan with all issues discussed and resubmit.

Mr. Homans made a motion to continue the hearing to November 5, 2020. Mr. DeMalia seconded. Roll call vote, all in favor, motion carried (5-0).

Adjourned: 8:17 pm