

Town of Hubbardston
Planning Board

Meeting Minutes

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

Date: April 14, 2022

Members Present: Alice Livdahl (Chair), Bill Homans, Kristofer Munroe, Francois Steiger (remote) and John DeMalia (remote).

Members Absent: Erica Dack

Other Attendees: Mallory Seamon, Jonathan Vos, Heidi Marean and Bill Murray

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

Public Comments - None

Minutes Approval - March 17, 2022

Mr. Homans made a motion to approve the minutes with amendments. Mr. Munroe seconded. Roll Call Vote, all in favor, motion carried (5-0).

Next item on the agenda, MRPC presentation and board comment on Open Space and Recreation Chapter of Master Plan by Jonathan Vos and vote to schedule public hearing

Mr. Vos reviewed the draft of the Master Plan, Open Space and Recreation Chapter with the Committee. Mr. Munroe noted some of the edits requested were not included in the draft. Mr. Vos indicated he and the Board would all review edits tonight to get a completed chapter for the May 5, 2022 meeting.

Mr. Munroe asked to add mountain biking and Economic Development. Mr. Munroe also referenced a report done by CMRPC which looks at agrotourism and ecotourism.

Mr. Vos reviewed the sections with the Board.

Mr. Munroe asked if there were a list of working properties. Ms. Seamon suggested reaching out to the Assessor's Department.

Next the Board reviewed the Analysis of Needs and Goals and Actions. Mr. Munroe suggested adding the wording "multi-use" to the trails.

The last goal, Town communication with State agencies and Legislatures, mainly DCR and the usage of the land in Hubbardston. Mr. Munroe would like the following added: Urge The Massachusetts Executive Office of Energy and Environmental Affairs to support and promote non-motorized recreation and trail access to the Ware River Watershed. Sustainable recreation

made possible by public access to trails is important to the long-term economic development of the Town of Hubbardston.

Ms. Livdahl asked for further clarification of Green Cemeteries. Mr. Vos will research and reach back out.

Ms. Livdahl would like to add to the sentence on page six, under shade trees to read: shade trees exist on all Hubbardston roadways **due in large part to the adoption of the Scenic Roads Act in 1973.**

Next item on the agenda, MRPC presentation and discussion on process for developing Implementation Chapter of Master Plan by Jonathan Vos

Mr. Vos reviewed with the Board the Implementation Chapter plan. Mr. Vos explained it is a overview of the goals and actions from all the chapters in the entire Master Plan. This chapter provides guidance to what Board or Committee has leadership for implementing and assistance. This also provides a budget and timeframe for use.

MS. Livdahl asked when the final draft would be completed. Mr. Vos stated he will distribute to the Boards and Committees for feedback. Mr. Vos indicated the last step would be opening up the final draft for the last round of public comments.

Next item on the agenda, Special Permit Application review 0 Brigham Rd –

Ms. Livdahl noted the applicants are not the owners of the property. The Applicants were not in attendance. Ms. Livdahl gave some background and noted the following:

- The parcel is Assessor's Map 9, Parcel 30.
- The owner is Thomas Weitzel.
- The applicants are Cindy & Tom Beal DBA Ball Hill Property Management.
- The lot 61.5 acres and in Chapter 61, Forestry Land.
- No frontage on a street.
- Protected by the Wetland Protection Act.

The applicant proposed this lot as a pre-existing, non-conforming residence. The Assessor's information recognizes it as a camp.

Ms. Livdahl does not feel this would fall under the pre-existing, non-conforming criteria.

Ms. Livdahl will draft a letter indicating the Planning Board is not the proper Board to make this decision and return their application fee.

Ms. Marean, as an abutter expressed her concerns with the use of the easement, her septic system and additional items if the project were to proceed.

Next item on the agenda, Tax Title Lots on Streeter and off Old Westminster Rds. -- Discussion of feasibility of developing for affordable housing. Places Associates preliminary review and possible vote to approve full feasibility study.

Mr. Murray reviewed the lots with the Board and indicated there is a possibility to put in a cul-de-sac and create a sub-division.

Mr. Murray stated this is not a good location for senior housing but might be feasible for an open space residential development. There is an option to build a 14-unit development and an option for development under MGL 40b (with comprehensive permit). Mr. Murray stated majority of the land is not usable for development.

Mr. Homans made a motion to spend \$1,500.00 of CPC funds, that were leftover from the Tax Title funds, to hire Places Associates to explore the project further. Mr. Munroe seconded. Roll Call Vote, all in favor, motion carried (5-0).

Old Business.

a. Update on open projects

28 George Howard

Ms. Seamon indicated the house has sold and the family will be using it for residential farming purposes. There will be no Country Club application submitted.

26 Worcester Road

Ms. Seamon stated there is no update so far.

Update on Solar Field Annual Reports

Ms. Seamon stated she has sent out five certified letters and has received two signatures back. No reports have been received.

Update on corrections to Zoning Bylaws

Ms. Livdahl will follow up. Mr. Steiger indicated the bylaws on the Town website are not up-to-date.

Hubbardston Housing Production Plan – request for extension

Ms. Livdahl will request a three-year extension.

Correspondence.

Ms. Livdahl stated the Finance Committee indicated the Accessory Dwelling bylaw has no financial impact so they have no future input.

Affordable Housing

Ms. Livdahl stated the wine tasting fundraiser made \$1,700.00. The \$35,000 goal is now just \$9,000 short. Ms. Livdahl noted there is an upcoming fundraiser at Wachusett Brewing May 5, 2022.

Matters not reasonably anticipated by Chair.

Ms. Livdahl stated at the NJTC meeting it was discussed the bridge over Burnshirt River on Williamsville Road will be replace FY2024

Mr. Munroe inquired if the Town Cell Tower had to go through the Special Permit process. Ms. Livdahl stated no. Ms. Seamon noted the building permit has been approved but not yet paid for.

Mr. Steiger stated the Select Board reviewed the bylaw changes and accepted them without comment.

Adjourned: 8:22 pm