

Town of Hubbardston
Planning Board

Meeting Minutes

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

Date: August 4, 2022

Members Present: Alice Livdahl, Kristofer Munroe and Bill Homans

Members Absent: John DeMalia, Francois Steiger and, Erica Dack

Other Attendees: Edward Blanchard and James Simpson

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

Public Comments - A resident expressed concern about odor from the Cannabis operation. Mr. Munroe indicated a complaint has been received and the Board has not had a chance to follow-up with the applicant. This complaint will be addressed at another meeting.

Minutes Approval - July 7, 2022

Ms. Livdahl made a motion to approve the minutes from July 7, 2022 with corrections. Mr. Homans seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Homans - yes

Next item on the agenda,

a. ANR plan for 29 North Comet Pond

Mr. Blanchard presented the plan and explained the new lot, known as lot 2, had 5.61 acres and a thirty foot utility easement. The Board reviewed the plan and the ANR checklist.

Ms. Livdahl made a motion to approve the plan for Susan D. Robert, Trustee. Mr. Homans seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Homans - yes

Next item on the agenda,

b. Discussion James Simpson, Moosehorn Hill Senior Residential Development

Mr. Simpson explained the following:

- The project was permitted in October 2003.
- The total number of units approved were 25.
- 22 of the units have been built.
- The parcel is just under 21 acres

Mr. Simpson is asking the Board for guidance to finish the last 3 units.

Mr. Munroe stated he had a brief conversation with Mr. Murray and will follow up with him and also check with the Town Council.

Old Business

Next item on the agenda, Proposed Farm Accessory Use Zoning Bylaw status

Mr. Munroe noted he is working on this.

Next item on the agenda, Update Vertex Solar LLC-SP review fee.

Mr. Munroe indicated the applicant was objecting to the review fee. Mr. Munroe stated the applicant sent over fee schedules from other towns, which are lower. Mr. Munroe suggested the possibility to have the applicant submit three estimates from other similar situated professionals. Mr. Munroe noted he likes Mr. Murray's work

Administrative Matters

Meeting Schedule. Mr. Munroe verified the new schedule will start in September, September 7th and 22nd. Meetings will be the first Wednesday and third Thursday of the month.

Adjourned: 7:15 pm