



Hubbardston Massachusetts

Planning Board Meeting Minutes

Date: March 1, 2023

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

Members Present: Kristofer Munroe, Francois Steiger, Alice Livdahl, Bill Homans, John DeMalia,
Erica Dack

Other Attendees: Ron Pichierri

1) Call to Order – 6:35 pm

2) Chair Munroe calls for any public comments on non-agenda items. None

3) Minutes Acceptance

- a. Motion by Member Livdahl, seconded by Member Steiger, to approve minutes from the 11/18/2021 meeting. Chair Munroe requests that he and Member DeMalia be added to the Members Absent list. With additional minor edits provided by Member Steiger, the minutes are approved unanimously with five affirmative votes.
- b. Motion by Member Steiger, seconded by Member DeMalia, to approve minutes from the 01/06/2022 meeting. Member Livdahl requests addition of Jeff Blake's affiliation with KP Law as an identifier. The minutes are approved unanimously with five affirmative votes.
- c. Motion by Member Steiger, seconded by Member DeMalia, to approve minutes from the 02/01/2022 meeting. The minutes are approved unanimously with five affirmative votes.
- d. Motion by Member Livdahl, seconded by Member Steiger, to approve minutes from the 02/23/2022 meeting. The minutes are approved unanimously with five affirmative votes.

4) New Business:

- a. Parcel 2_76, Ron Pichierri, New Templeton Rd. Mr. Pichierri seeks information on the ANR process to divide his 5.5-acre lot with 450' frontage, and possible construction of two homes.

Mr. Pichierri presents his plot plan. He is contemplating dividing the property for construction of one duplex home and one single-family home. He thinks that he has adequate frontage and adequate acreage to do this. There are some wetlands, but sufficient dry upland to meet the bylaw requirements. The Board doesn't see any obvious problems, advises him to confer with his surveyor/designer and present the required materials in an ANR application.

5) Administrative matters:

a. Review of proposed solar bylaw revisions

Member Livdahl presents document of draft revisions to existing solar bylaw that was prepared a couple years ago. Chair Munroe asks whether Board is interested in an incremental fix to the existing bylaw now, or doing a more comprehensive rewrite for next year. The Board agrees that they would like to pursue an immediate incremental fix now, and deal with a more comprehensive rewrite later.

Member Livdahl steps through each of the revisions that were made. After discussion on each revision, the Board agrees on the language to carry forward. On a motion by Member Homans, seconded by Member DeMalia, the Board votes unanimously to send the proposed amendments to the Select Board with a recommendation to be included on the annual town meeting warrant.

b. Discussion of correspondence on marijuana odor complaints

Chair Munroe presents history of the odor complaints and describes correspondence sent out by the Board of Health. The BOH and the PB have different jurisdictions on this issue and can each receive complaints, but only the PB has authority over the special permit process. The BOH received three credible complaints, which does trigger additional review requirements under the special permit conditions. The Select Board has requested that the Planning Board and the Board of Health hold a joint public meeting to discuss this issue.

c. Review of other zoning bylaw changes requiring Town meeting vote

Clerk Kresge describes one minor modification in the language that was added to the language transmitted to the Select Board. The public hearing will be held on March 16.

d. Inventory of all known adopted regulations not contained directly in the zoning bylaws

Clerk Kresge inquires whether there are any adopted regulations other than the Earth Removal regulations, Subdivision regulations, and Operating Rules. The Board is unaware of any other regulations.

e. Assign a representative to the Montachusett Joint Transportation Committee (MJTC)

Member Livdahl describes the activities of the MJTC. Member Homans would be interested in being an alternate representative but cannot commit to be the primary representative. Member Dack will think about it, but it's difficult in her work schedule.

6) Matters Not Reasonably Anticipated by Chair

a. Chair Munroe inquires whether members are able to attend the joint Executive Session with the Select Board on Monday 3/6 to discuss legal issues. All members intend to attend except for Member Livdahl.

b. Member Livdahl presents her letter of resignation from the Planning Board, effective March 2. The Board thanks her profusely for her contributions to the Board. Chair Munroe informs her that the Select Board has decided to make the dedication on this year's Town Annual Report to her for her service.

The meeting adjourned at 8:10.

Respectfully submitted,
Mark Kresge
Land Use Clerk