



# Hubbardston Massachusetts

## Planning Board Meeting Minutes

**Date:** March 16, 2023

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

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

**Other Attendees:** Mike Stoll

- 1) Call to Order – 6:30 pm
- 2) Chair Munroe calls for any public comments on non-agenda items. None
- 3) Minutes Acceptance
  - a. On a motion by Member Steiger, seconded by Member DeMalia, the minutes from the 11/2/2021 meeting are approved unanimously with four affirmative votes.
- 4) Public Hearing:

On a motion by Member Steiger, seconded by Member Homans, the public hearing is opened by unanimous vote.

The Planning Board is proposing an article to see if the Town will vote to amend the Hubbardston Zoning Bylaws to change all gender-specific references to gender-neutral references and to standardize references to the Building Commissioner position by replacing:

- a. the words “Board of Selectmen,” wherever they appear, with the word “Select Board;”
- b. the words “Selectman” or “Selectmen,” wherever either appears, with the words “Select Board Member” or “Select Board Members,” respectively; and
- c. the word “Chairman,” wherever it appears, with the word “Chair;” and
- d. the words “Building Inspector”, wherever they appear, with the words “Building Commissioner”.

The Planning Board is also proposing additional amendments to the Hubbardston Zoning Bylaws for clarity and consistency with Massachusetts General Laws (MGL). Most of these changes could be considered “housekeeping” items, but they still require Town Meeting approval. The most substantive changes involve eliminating the special permit requirements for child care facilities and commercial greenhouses as allowed uses. These changes are necessary to be in compliance with MGL Ch. 40A Sec. 3, which specifies that local regulations cannot require a special permit for these uses.

Chair Munroe asks whether there are any questions from the public, or if Board members have any issues that require further discussion. No comments or questions are received.

On a motion by Member Homans, seconded by Member Steiger, the public hearing is closed by

unanimous vote.

Member Homans presents a motion to approve the proposed amendments to the Zoning Bylaw, seconded by member DeMalia. The amendments are approved unanimously with four affirmative votes.

5) Administrative matters:

a. MJTC and other committee assignments

Chair Munroe announces that he has been appointed the primary representative to MRPC by the Select Board, and that Clerk Kresge has been appointed as the alternate representative. For MJTC representation, Travis Brown will be one representative and the Planning Board should also have a representative. Member Dack indicates that she can do this. On a motion by Member Homans, seconded by Member DeMalia, the Board votes unanimously to appoint Member Dack as the Board's representative to MJTC.

b. Grant opportunities

Chair Munroe would like to assemble a list of potential topics for future grant applications. Clerk Kresge describes the two grant ideas that were submitted as expressions of interest for the One Stop State grant program. The first expression of interest was for remediation of lead-contaminated soil at the Town-owned Lot 57 site; the second idea was for a corridor study along Rte. 68 at the Gardner line to evaluate feasibility of commercial development or extension of water/sewer utilities from Gardner.

Other ideas floated by Board members included:

- Well water sampling program for PFAS contamination
- Zoning study for former gravel pit areas
- Review of aquifer favorability bylaw
- Review of wireless communications bylaw
- Review of cannabis bylaw
- Review of commercial zone
- Public safety improvements
- Regional trails connectivity

6) Matters Not Reasonably Anticipated by Chair

- a. Member Steiger announces that CPC will be conducting a presentation for public input on existing or future projects utilizing CPC funds.
- b. Chair Munroe confirms availability of Board members for public hearing on 3/29 to discuss solar bylaw amendments.
- c. Chair Munroe inquires about availability of Board members for joint meeting with Board of Health on cannabis odor issues on 4/5.
- d. The Board will need to seek a new associate member once Member Dack has been appointed to the open full member seat.

The meeting adjourned at 7:04.

Respectfully submitted,  
Mark Kresge  
Land Use Clerk