



Hubbardston Massachusetts

Planning Board Meeting Minutes

Date: April 5, 2023

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

Members Present: Kristofer Munroe, Bill Homans, John DeMalia, Erica Dack,
Francois Steiger (remote via Zoom),

Other Attendees: Peter Russell
Bob Hatch, Open Space Committee Chair

- 1) Call to Order – 6:32 pm
- 2) Chair Munroe calls for any public comments on non-agenda items.
 - a. Peter Russell introduces himself, is present to observe a typical Planning Board meeting.
- 3) Minutes approval
 - a. On a motion by Member Homans, seconded by Member DeMalia, the minutes from the 3/1/2023 meeting are approved unanimously with five affirmative votes.
 - b. On a motion by Member DeMalia, seconded by Member Homans, the minutes from the 3/16/2023 meeting are approved unanimously with five affirmative votes.
 - c. On a motion by Member DeMalia, seconded by Member Homans, the minutes from the 3/29/2023 meeting are approved unanimously with five affirmative votes.
- 4) Administrative matters:
 - a. Master Plan status update
Chair Munroe provides the update the Nathan Boudreau has been working with Jonathan Vos (MRPC) and Travis Brown on the Services and Facilities chapter and making progress. He expects that the new Facilities chapter and Implementation chapter will be much improved.
 - b. Town Center zoning
Chair Munroe says that documents provided in December has some elements that were useful, some that were not, and additional work will be needed to get it into a usable form for Hubbardston. MRPC has committed to doing the follow-up work under the original contract to collect Town feedback and construct a final recommendation
 - c. Agricultural/Ecotourism bylaw
DLTA grant has been approved for assistance by MRPC. The \$10K grant will pay for review of the work by Agricultural Advisory Committee last year and development of a recommended bylaw.
 - d. Cannabis odor complaints
We are still working on a schedule for the joint meeting with the Board of Health for growers to present mitigation plans and solicit public comments on odor problems last year.
 - e. Town Center zoning

Chair Munroe says that documents provided in December has some elements that were useful, some that were not, and additional work will be needed to get it into a usable form for Hubbardston. MRPC has committed to doing the follow-up work under the original contract to collect Town feedback and construct a final recommendation.

Clerk Kresge explains that the Open Space Committee is currently working on an updated OSRP, which includes data that are more current and accurate than those contained in the previously approved Master Plan chapters on Land Use and Open Space. He suggests that the Board may want to consider being provided to the Boston metropolitan area by undeveloped land in Hubbardston and other watershed communities.

5) Matters Not Reasonably Anticipated by Chair

- a. Chair Munroe notifies the Board that a Special Permit application for a cell tower has been received, and that in-house staffing capability, consulting needs, and possible scheduling are being explored.

The meeting adjourned at 7:04.

Respectfully submitted,
Mark Kresge
Land Use Clerk