



# Hubbardston Massachusetts

## Planning Board Meeting Minutes

**Date:** October 4, 2023

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

**Members Present:** Kristofer Munroe, William Homans, Francois Steiger, John DeMalia, Peter Russell

**Other Attendees:** Mike Stoll

1. Call to Order
2. Minutes Approval
  - a. Call to accept minutes for the planning board meeting 09.21.23, call to motion to accept the minutes by Member Homans the minutes were seconded by Member DeMalia. Member Russell called for a point of order to clarify if a member can make a motion to approve minutes if they were not in attendance at the last meeting. Chairman Munroe clarified that as long as they had read the minutes, they can make the motion or second the motion for acceptance of the minutes, since the board is voting for acceptance of the minutes not approval. The minutes for the meeting 09.21.23 were accepted by unanimous vote.
3. Old Business
  - a. Continuance of discussion for the DLTA planning assistance, chairman Munroe recaps for the public what the DLTA does for the town of Hubbardston, and the proposed projects are for the DLTA
    1. Update, modernize the special permit site plan
    2. Permanent update for our larger scale solar voltaics bylaw
    3. Revise and update subdivision rules
    4. Revise, update, modernize marijuana by law
    5. Revise, update, modernize Wireless Communications bylaw
    6. Review and revise Zoning for commercial uses
    7. Review and revise uses in all zones
    8. If necessary review and revise battery energy storage system best bylaw (if approved by the attorney general)
    9. Review Aquaphor protection bylaw

- b. Chairman Munroe than asks the board to review each item and help create a coherent document to present to the Town Administrator and work the MRPC, to ready for early applications and use the remaining funds for the DLTA this year.
- 4. New Business
  - a. The Agriculture advisory committee has asked the planning board to discuss the Rural Overlay Zone, and having the planning board act as the oversite committee on zoning, site inspection, and special permits. Chairman Munroe proposes doing a listening session for the public, with a presentation about all the work to be done and has been done in this area.
- 5. Administrative Matters
  - a. Chairman Munroe states that the Town Administrator and himself are seeking a part-time planner.
- 6. Matters not reasonably anticipated by the Chair
  - a. Member Steiger poses the question regarding an email from the Town Administrator pertaining to the budget. Chairman Munroe clarifies he will add that to the next meeting agenda, to discuss planning board budgets for 2025.
- 7. Public Comments
  - a. Mike Stoll, 5 Lombard Road, calls for review of State and Federal laws on having water and sewer systems installed, along with those EPA regulations. Member Steiger comments that a recent 2023 bill calls for review of well waters in rural areas, PFAS especially. That the cost to remediate the issue might be brought up to Town Level.
- 8. The meeting is motioned to adjourn by member DeMalia, seconded by member Homas, the motion is approved unanimously by the board.
- 9. Meeting Adjourned

Respectfully submitted,  
Patricia Lowe (Land Use Clerk)